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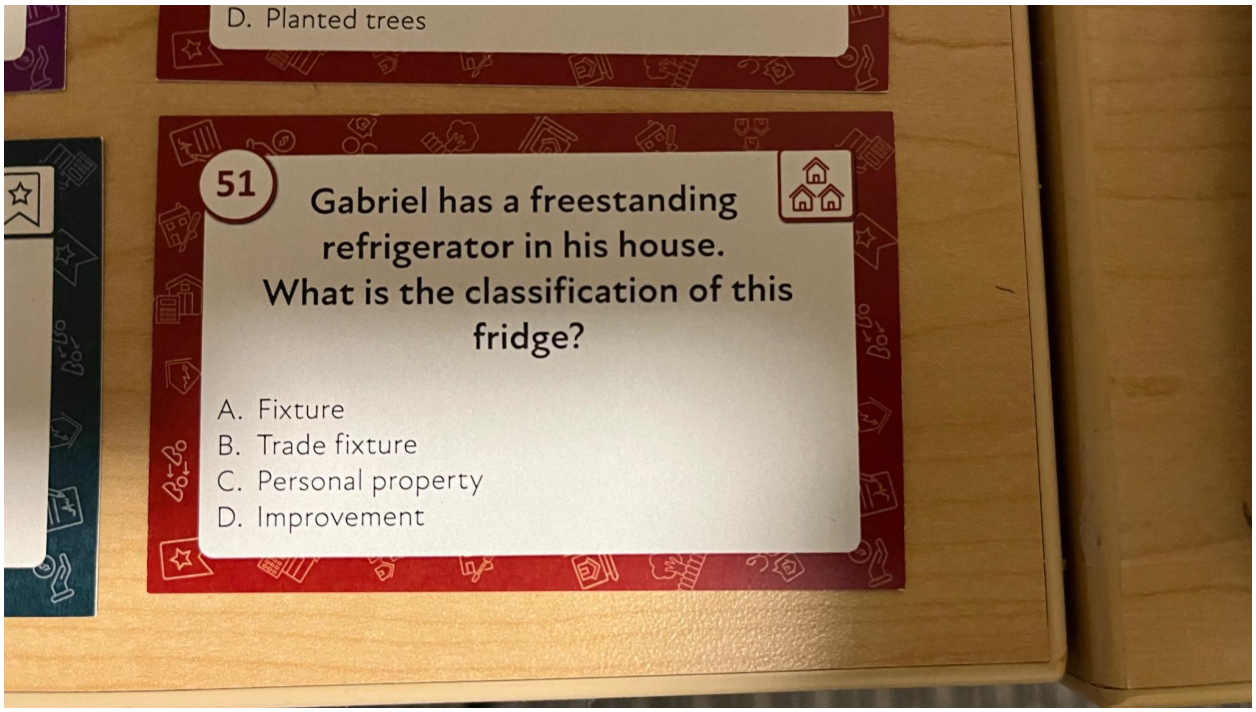
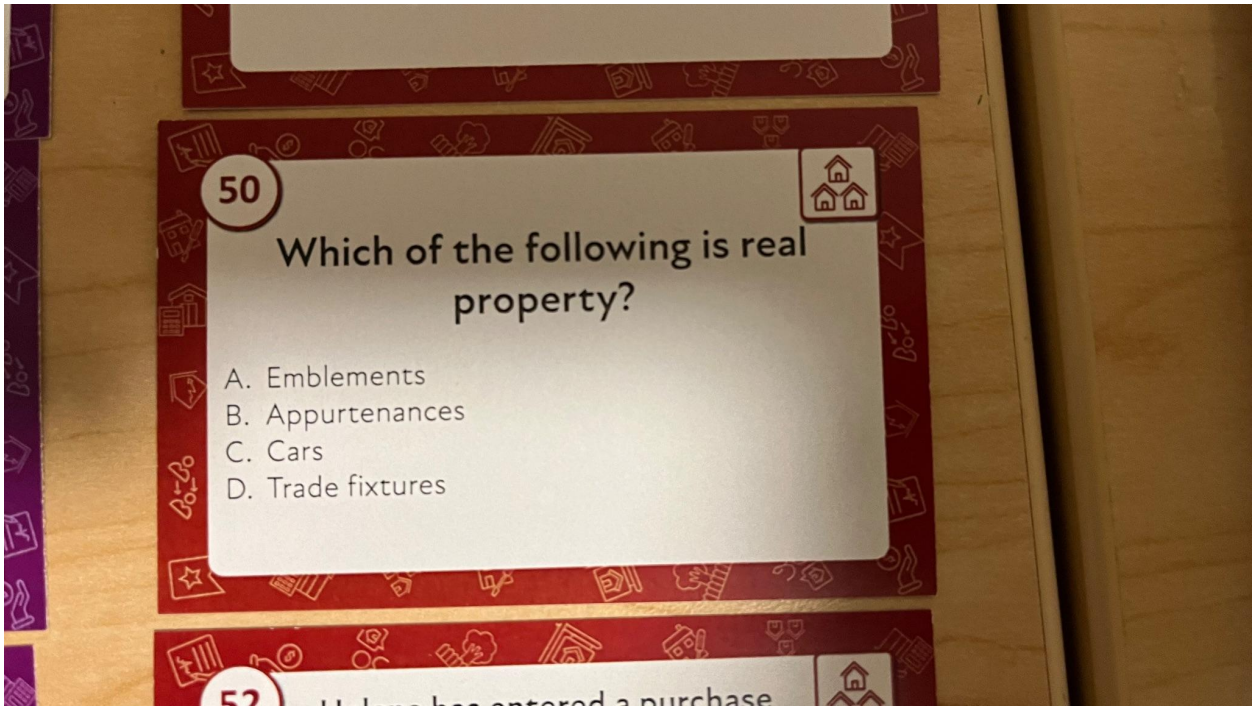
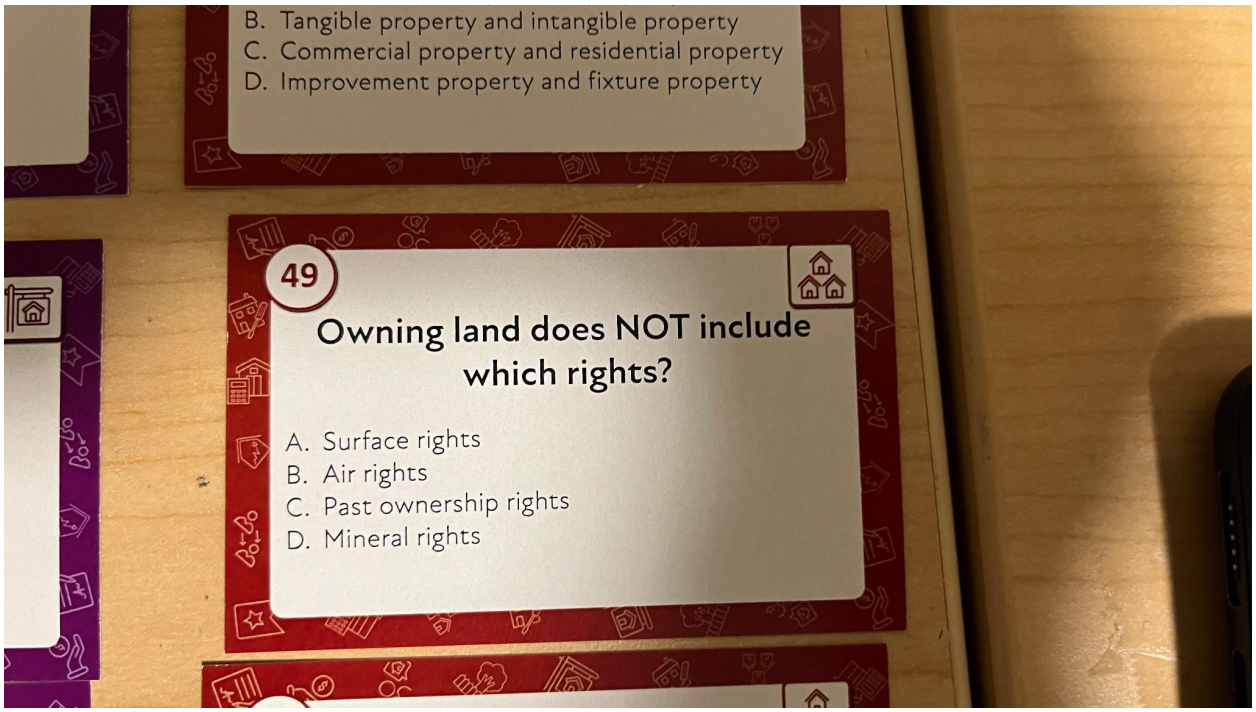
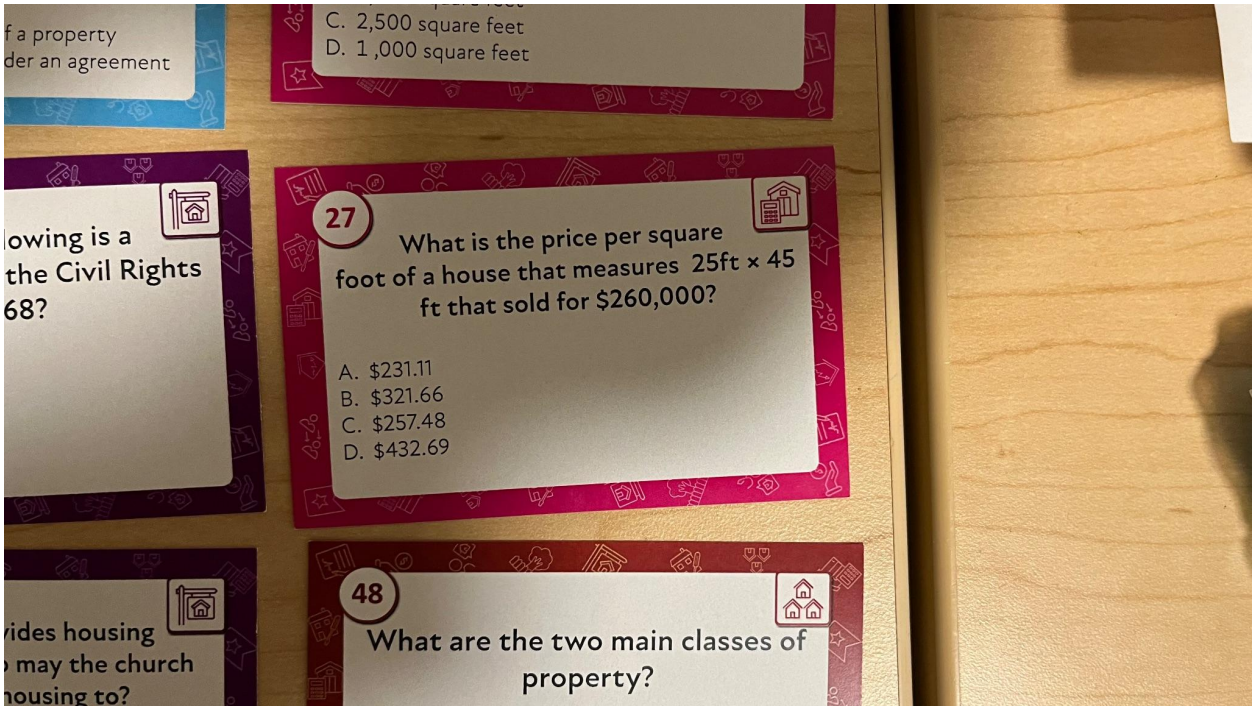
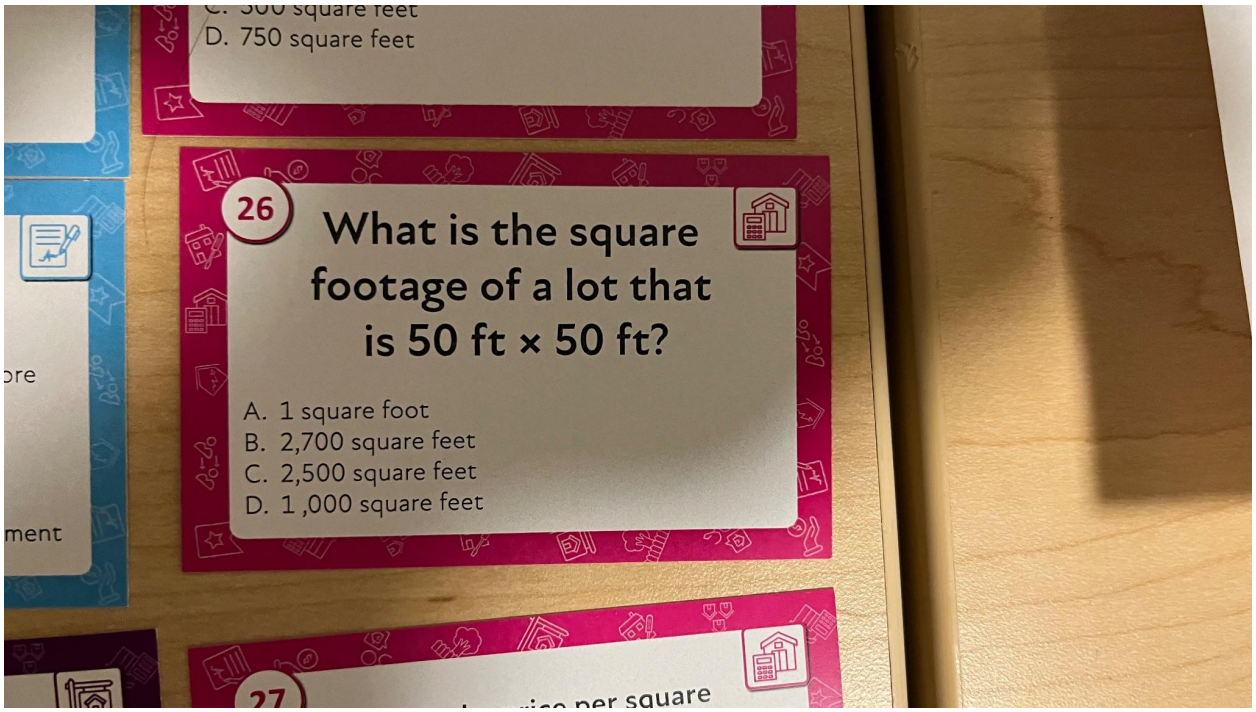

D. Planted trees
51
Gabriel has a freestanding refrigerator in his house. What is the classification of this fridge?
A. Fixture
B. Trade fixture
C. Personal property
D. Improvement

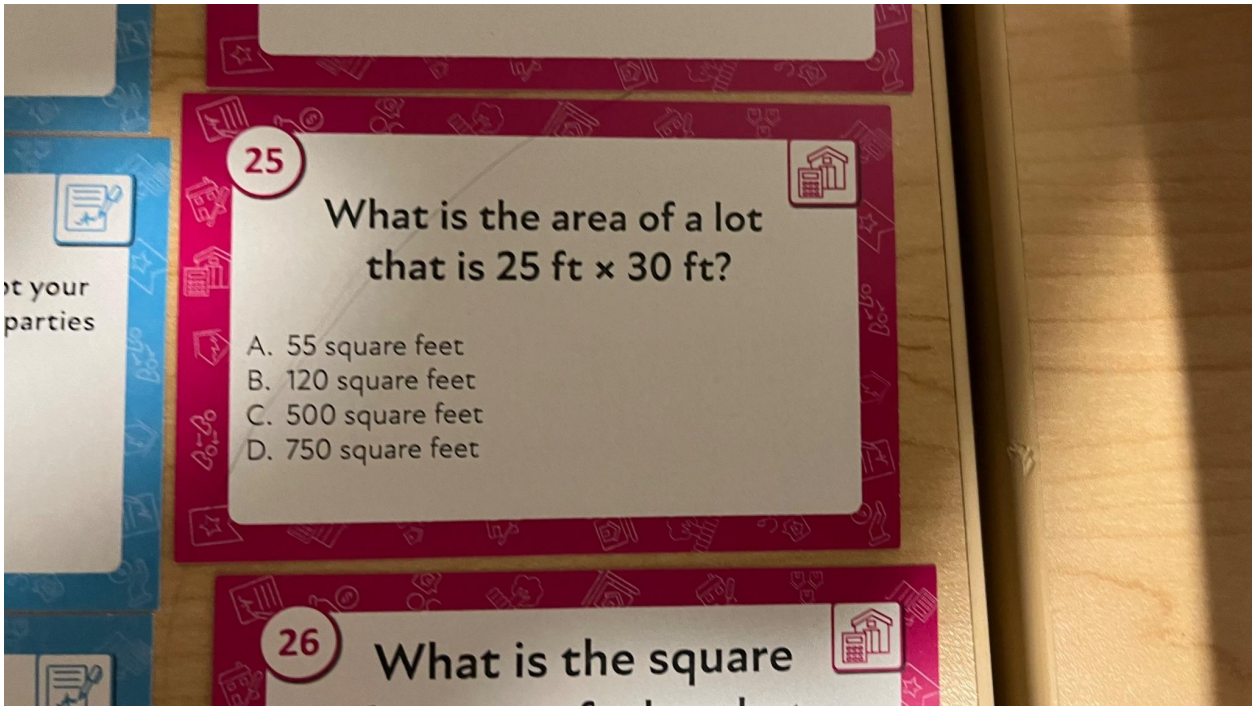
52
Helena has entered a purchase agreement for the sale of a home and farmland. Which of the following is NOT covered under the purchase agreement?
A. Installed shelf
B. Planted crops
C. Installed fridge
D. Planted trees

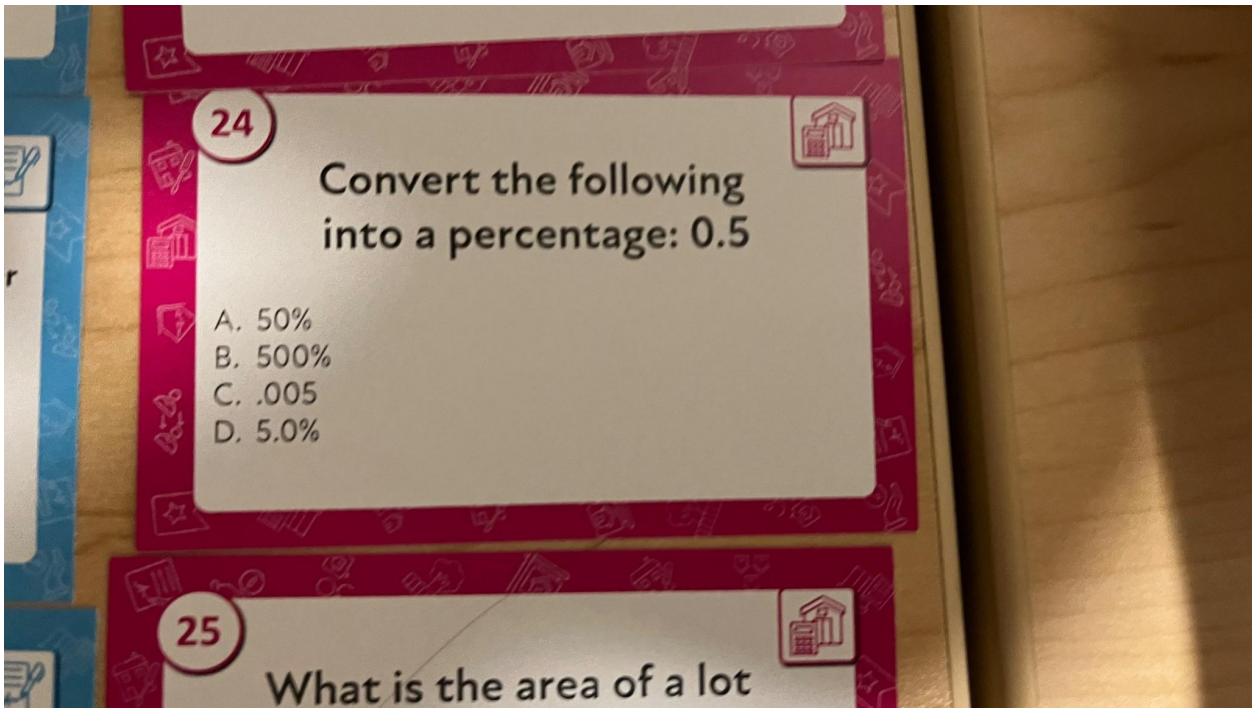

50
Which of the following is real property?
A. Emblements
B. Appurtenances
C. Cars
D. Trade fixtures

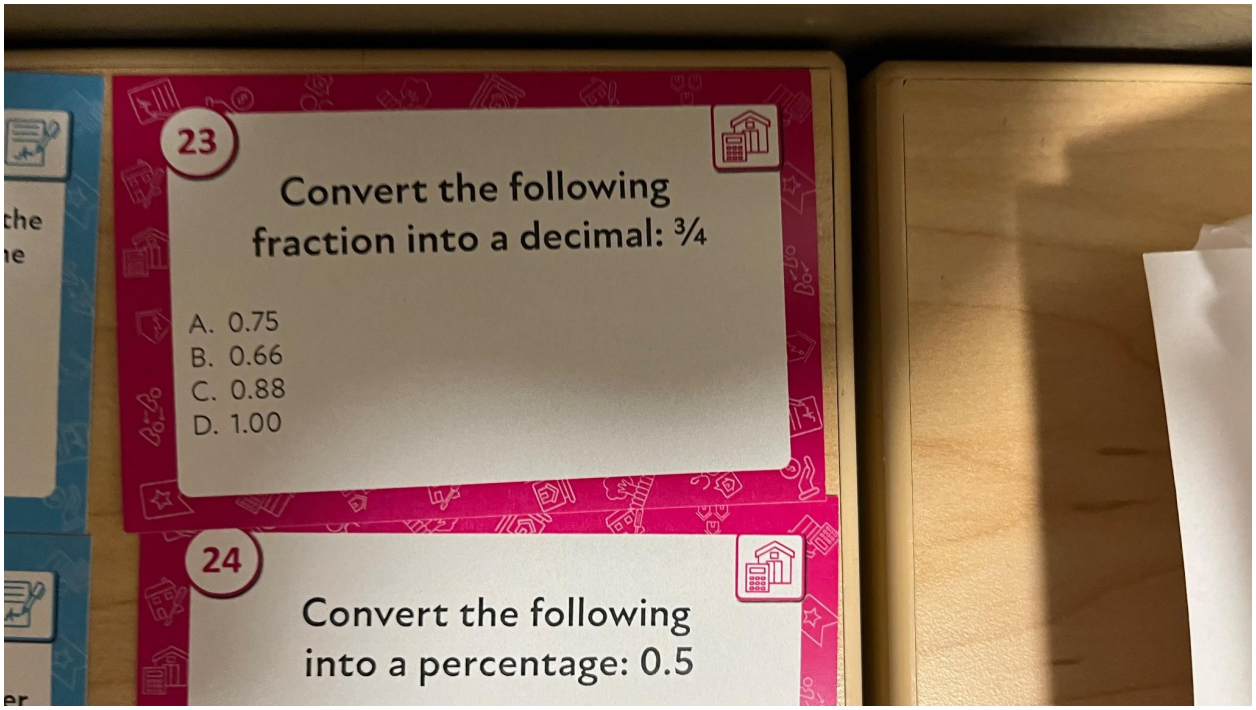

B. Tangible property and intangible property
C. Commercial property and residential property
D. Improvement property and fixture property
49
Owning land does NOT include which rights?
A. Surface rights
B. Air rights
C. Past ownership rights
D. Mineral rights

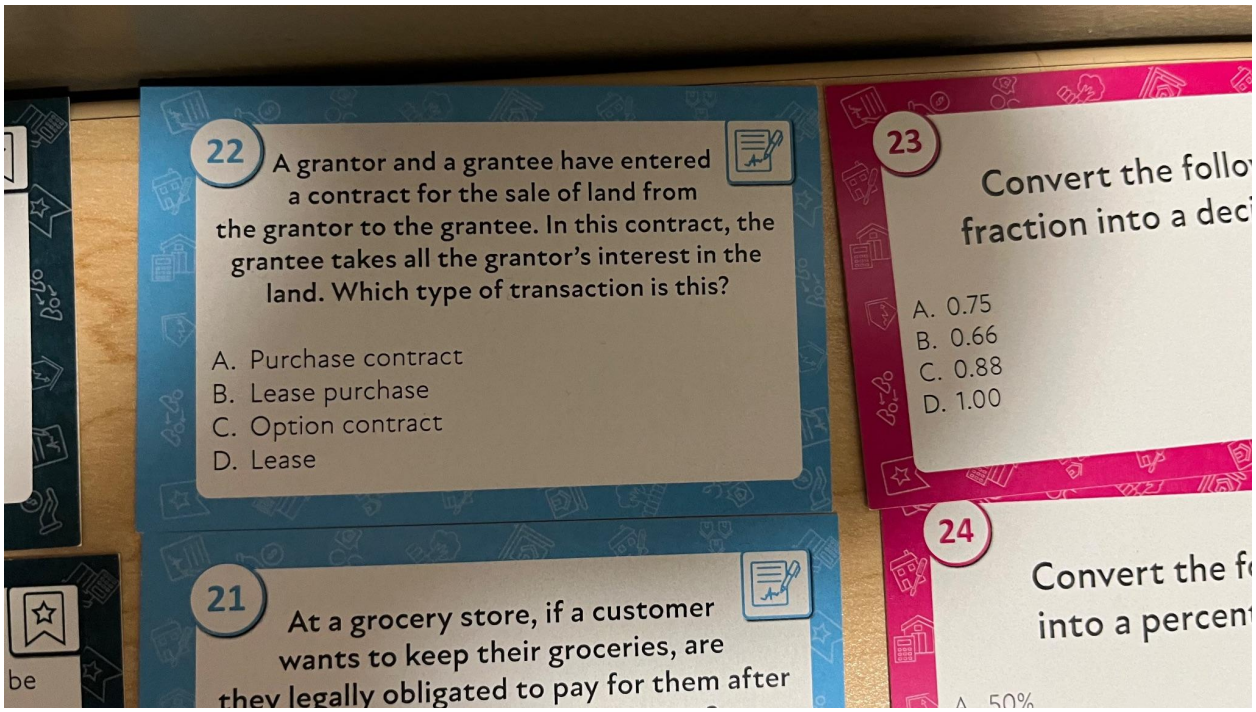

f a property
der an agreement
C. 2,500 square feet
D. 1 ,000 square feet
lowing is a
the Civil Rights
68?
27
What is the price per square foot of a house that measures 25ft × 45 ft that sold for $260,000?
A. $231.11
B. $321.66
C. $257.48
D. $432.69
ides housing
may the church
housing to?
48
What are the two main classes of property?

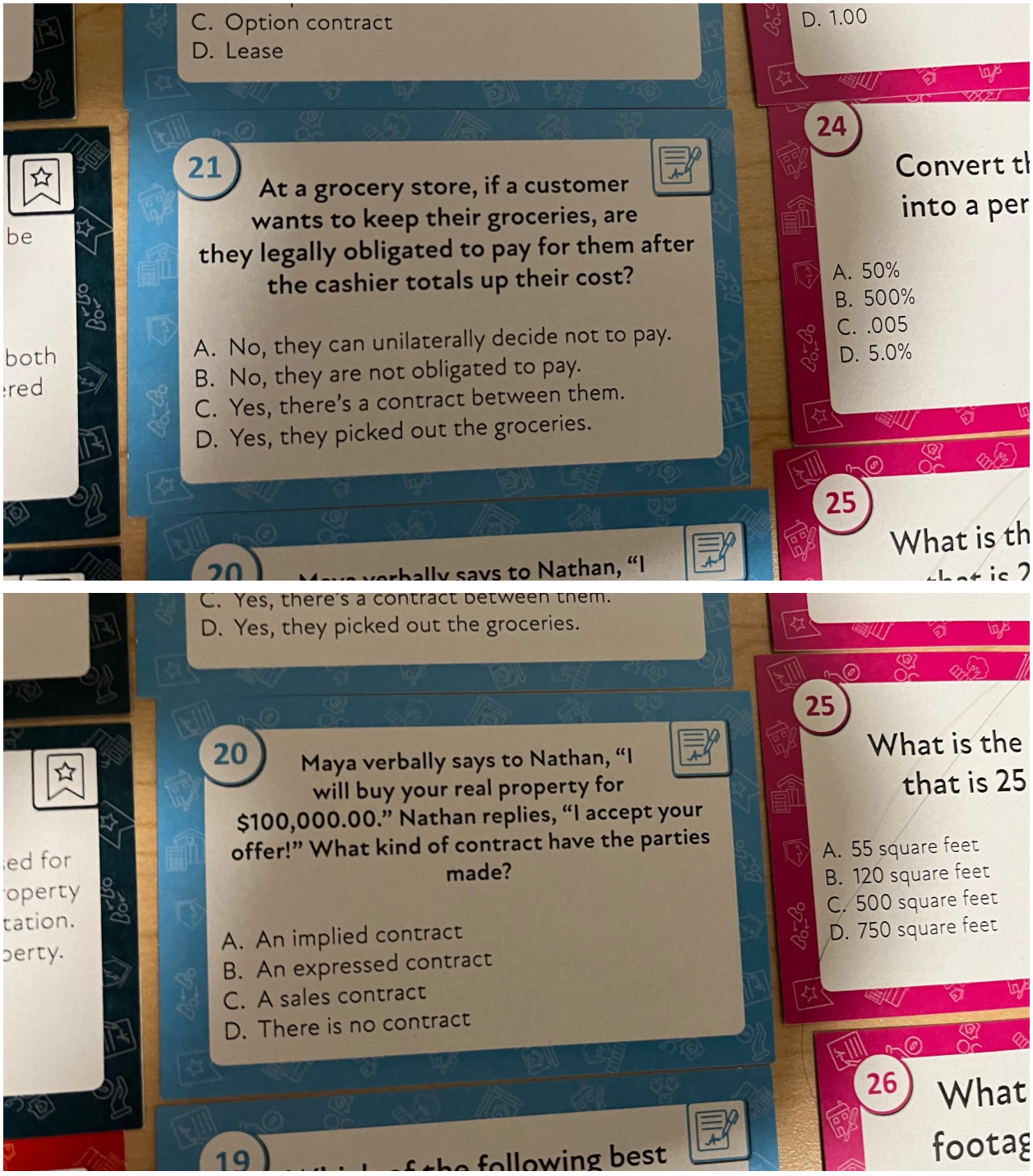

D. 750 square feet
26
What is the square footage of a lot that is 50 ft × 50 ft?
A. 1 square foot
B. 2,700 square feet
C. 2,500 square feet
D. 1 ,000 square feet
ore
ment
27

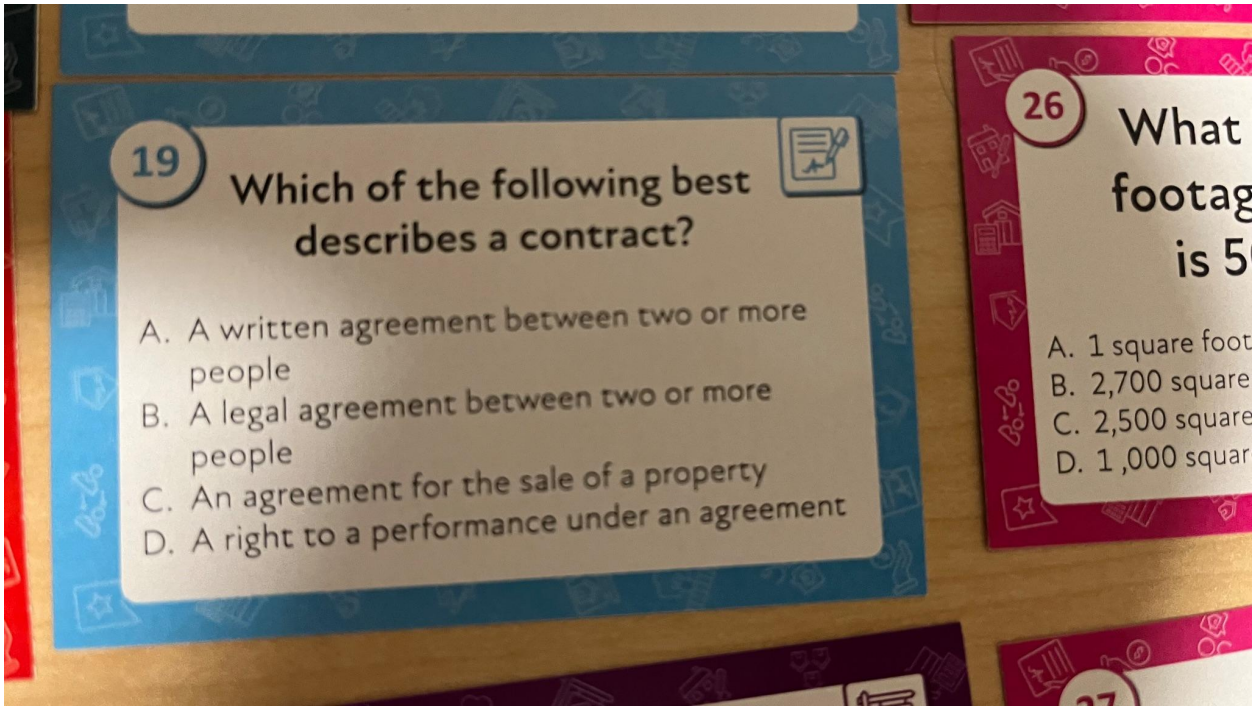

25
What is the area of a lot that is 25 ft × 30 ft?
A. 55 square feet
B. 120 square feet
C. 500 square feet
D. 750 square feet
26
What is the square

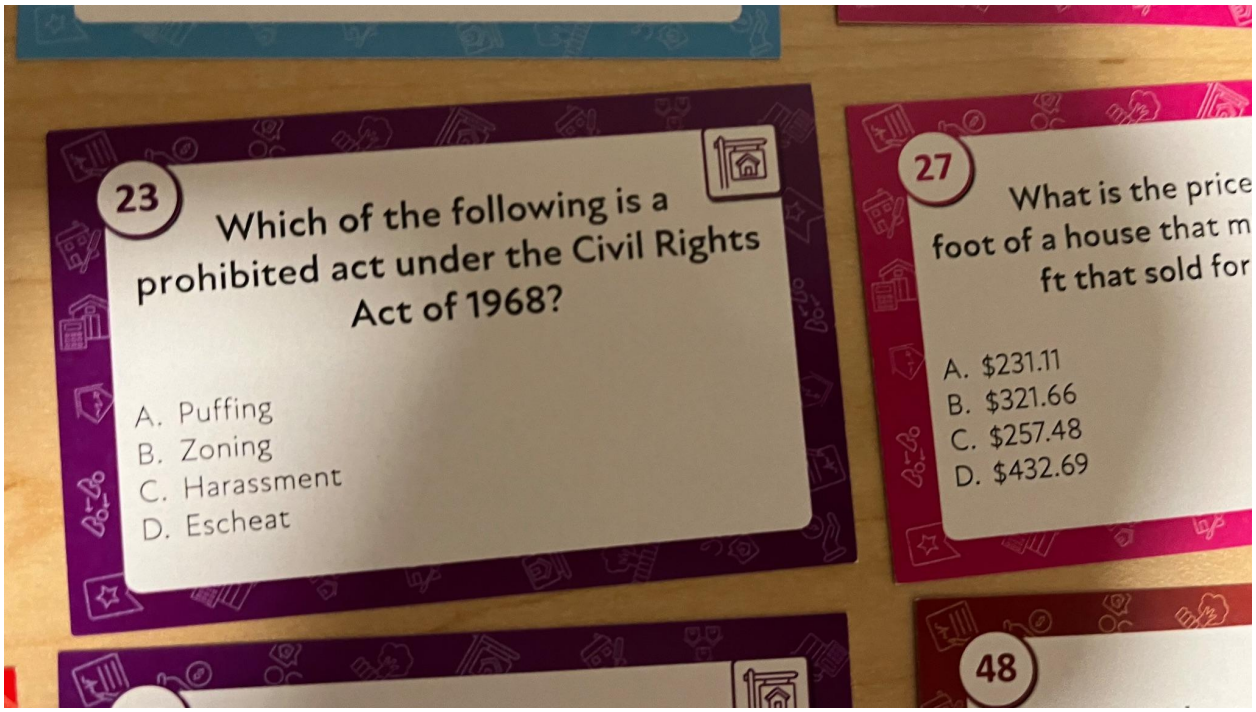

24
Convert the following into a percentage: 0.5
A. 50%
B. 500%
C. .005
D. 5.0%
25
What is the area of a lot

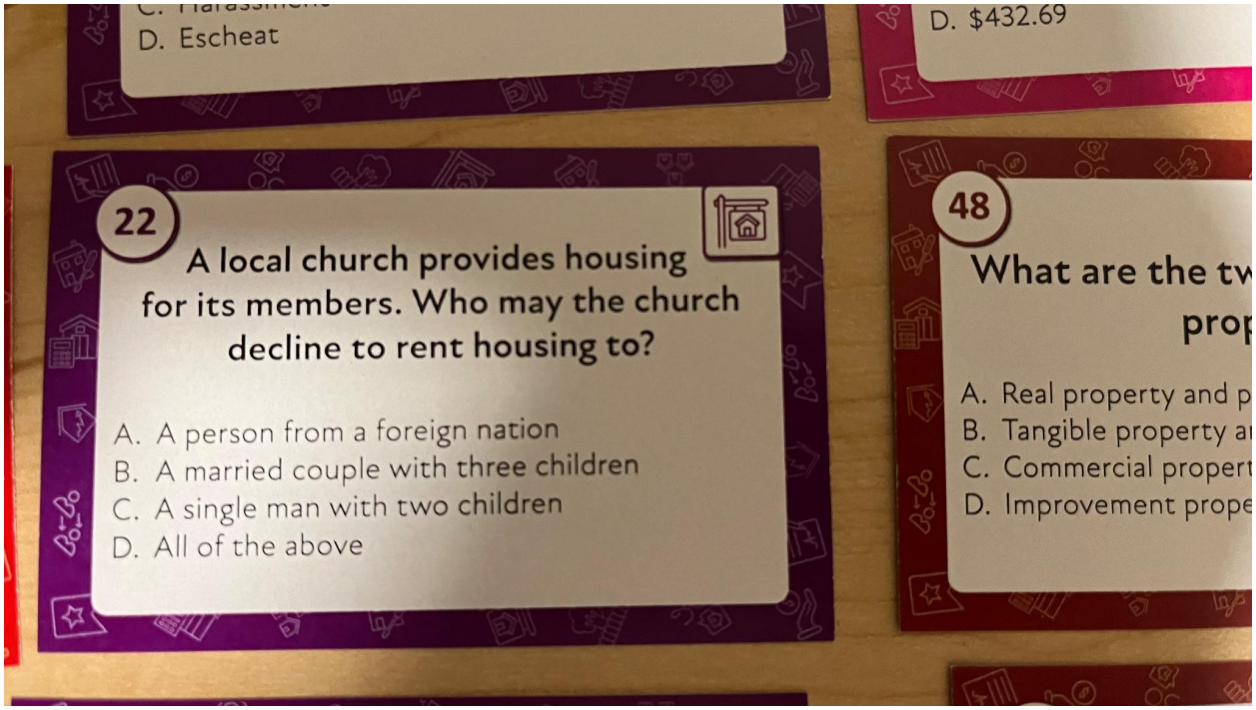

23
Convert the following fraction into a decimal: ¾
A. 0.75
B. 0.66
C. 0.88
D. 1.00
24
Convert the following into a percentage: 0.5

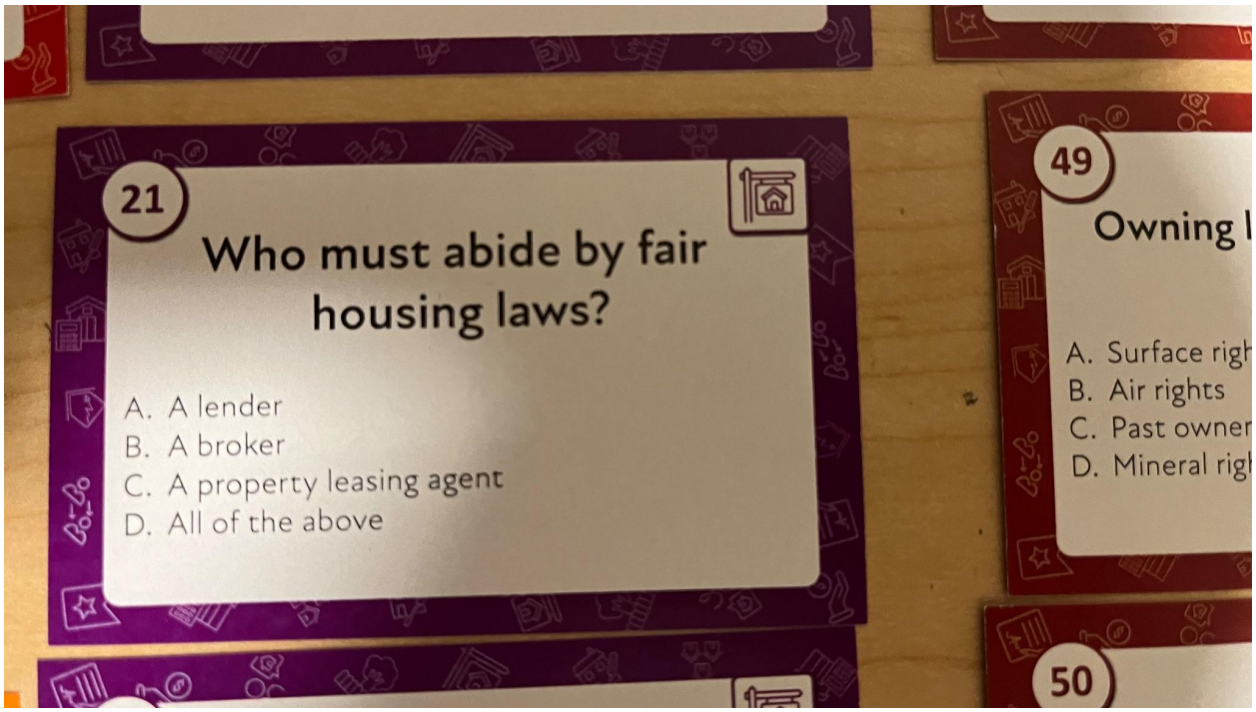

22
A grantor and a grantee have entered a contract for the sale of land from the grantor to the grantee. In this contract, the grantee takes all the grantor's interest in the land. Which type of transaction is this?
A. Purchase contract
B. Lease purchase
C. Option contract
D. Lease
23
A. 0.75
B. 0.66
C. 0.88
D. 1.00
21
At a grocery store, if a customer wants to keep their groceries, are
24

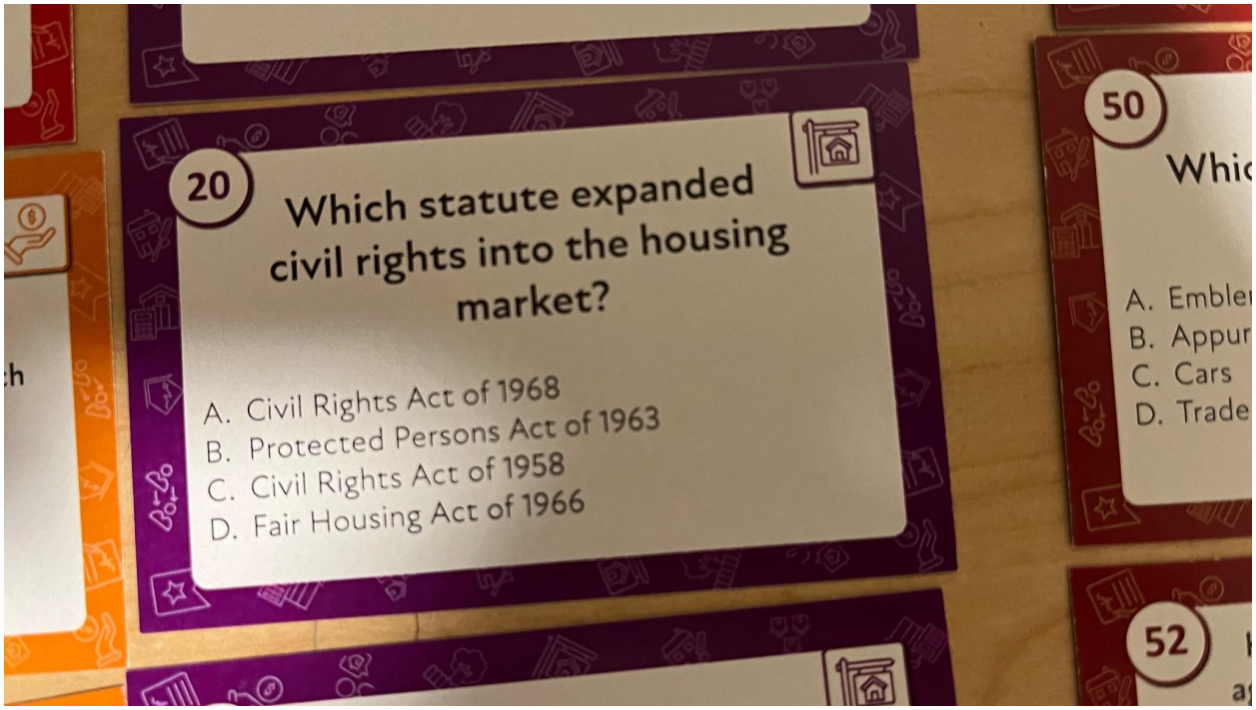

C. Option contract
D. Lease
21
At a grocery store, if a customer wants to keep their groceries, are they legally obligated to pay for them after the cashier totals up their cost?
A. No, they can unilaterally decide not to pay.
B. No, they are not obligated to pay.
C. Yes, there's a contract between them.
D. Yes, they picked out the groceries.
20
Maya verbally says to Nathan, "I will buy your real property for $100,000.00." Nathan replies, "I accept your offer!" What kind of contract have the parties made?
A. An implied contract
B. An expressed contract
C. A sales contract
D. There is no contract
19
25
What is the that is 25
A. 55 square feet
B. 120 square feet
C. 500 square feet
D. 750 square feet
26
24
Convert th into a per
A. 50%
B. 500%
C. .005
D. 5.0%
D. 1.00

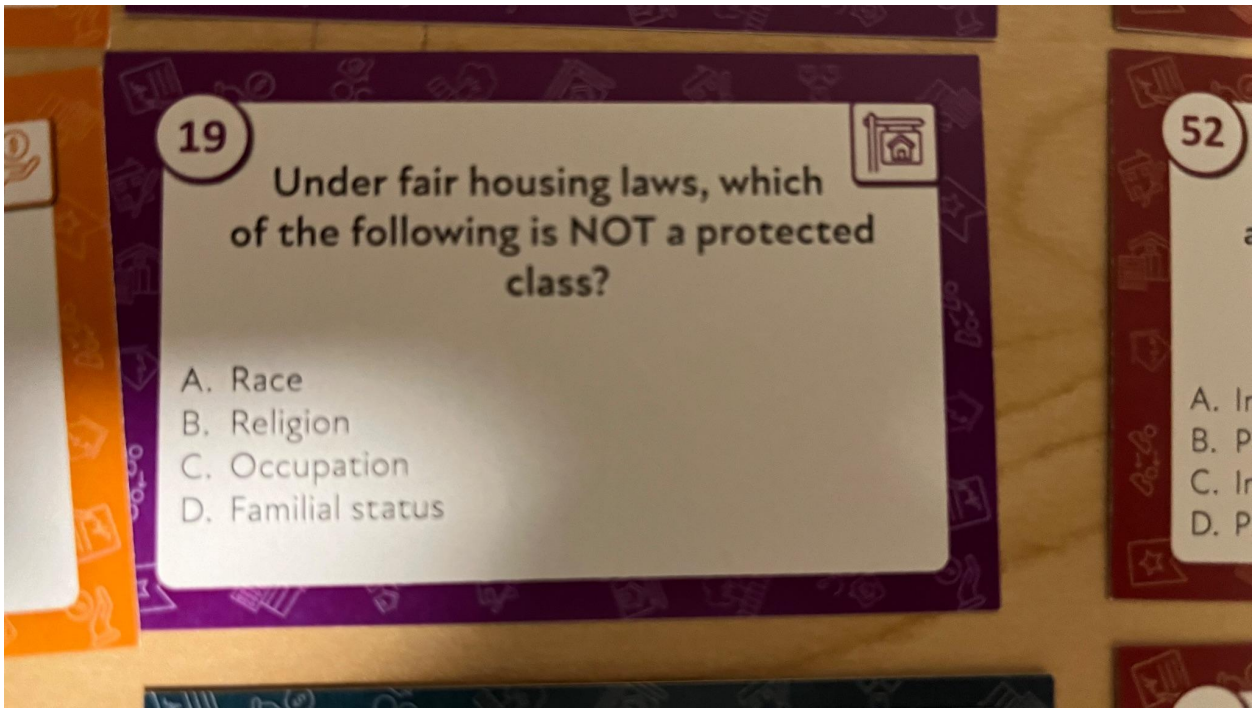

19
Which of the following best describes a contract?
A. A written agreement between two or more people
B. A legal agreement between two or more people
C. An agreement for the sale of a property
D. A right to a performance under an agreement
26
What
footag
is 5
A. 1 square foot
B. 2,700 square
C. 2,500 square
D. 1 ,000 squar

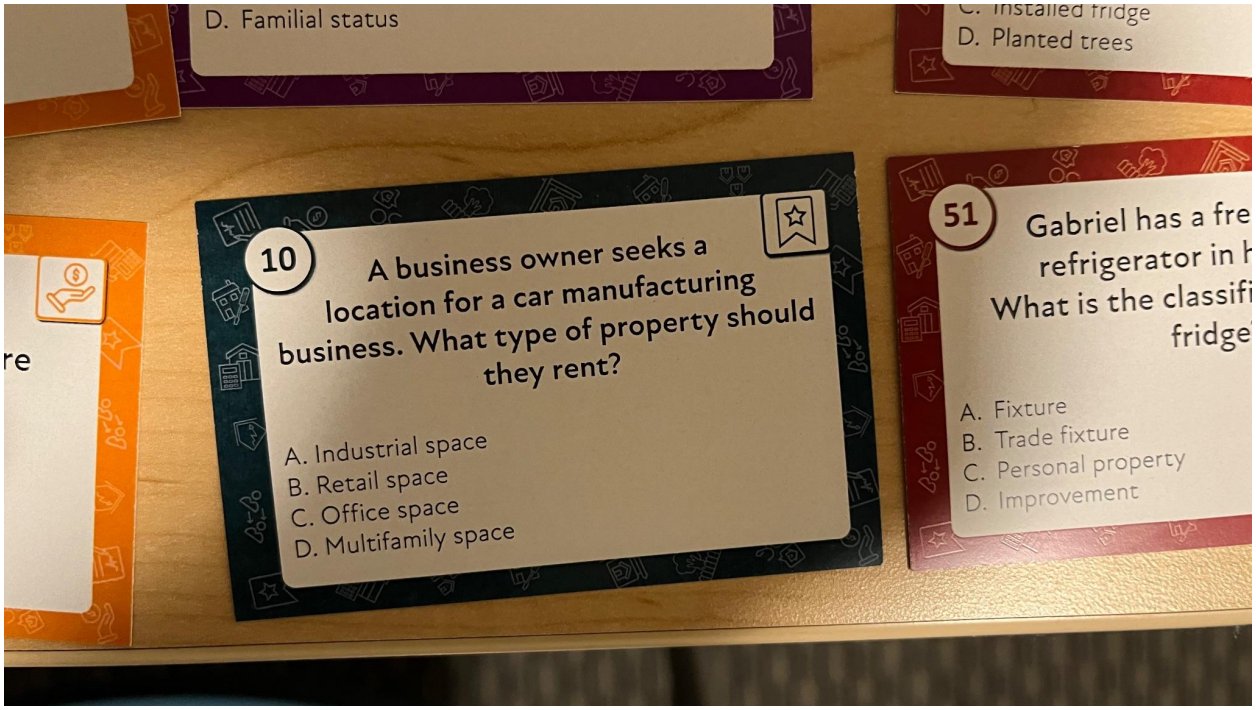

23
Which of the following is a prohibited act under the Civil Rights Act of 1968?
A. Puffing
B. Zoning
C. Harassment
D. Escheat
27
What is the price
foot of a house that m
ft that sold for
A. $231.11
B. $321.66
C. $257.48
D. $432.69
48

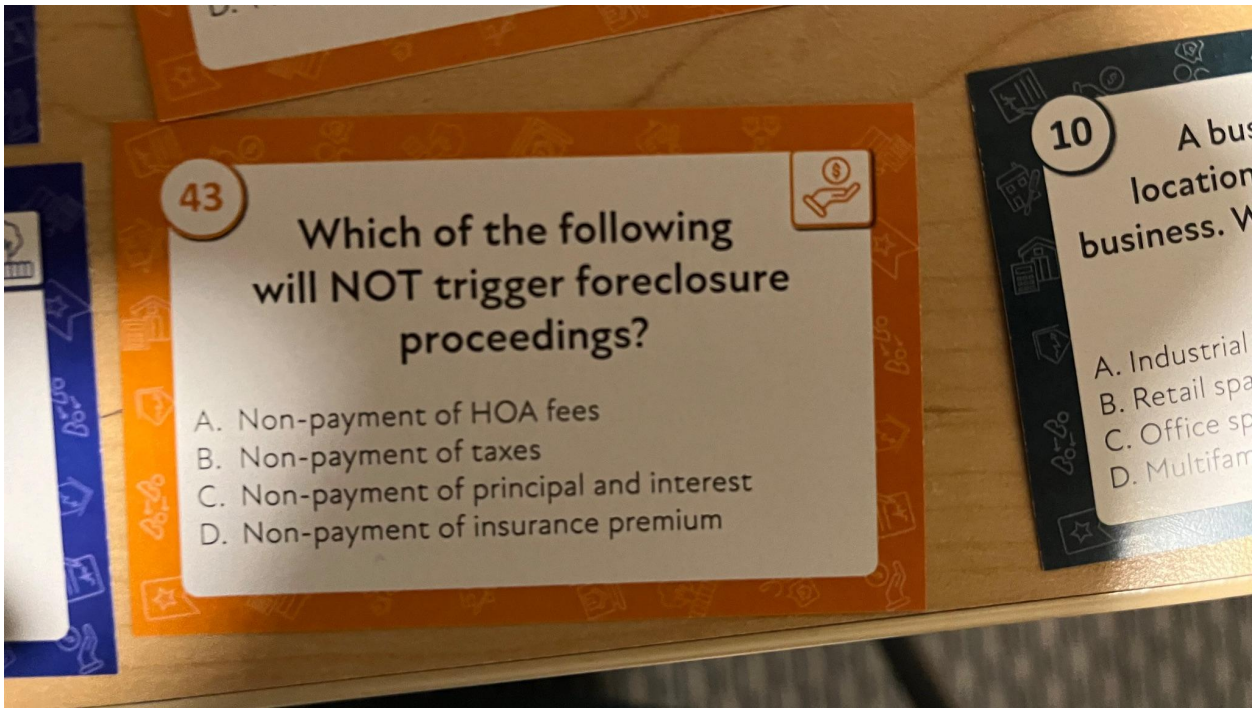

D. Escheat
D. $432.69
22
A local church provides housing for its members. Who may the church decline to rent housing to?
A. A person from a foreign nation
B. A married couple with three children
C. A single man with two children
D. All of the above
48
What are the tw
prop
A. Real property and p
B. Tangible property a
C. Commercial propert
D. Improvement prope

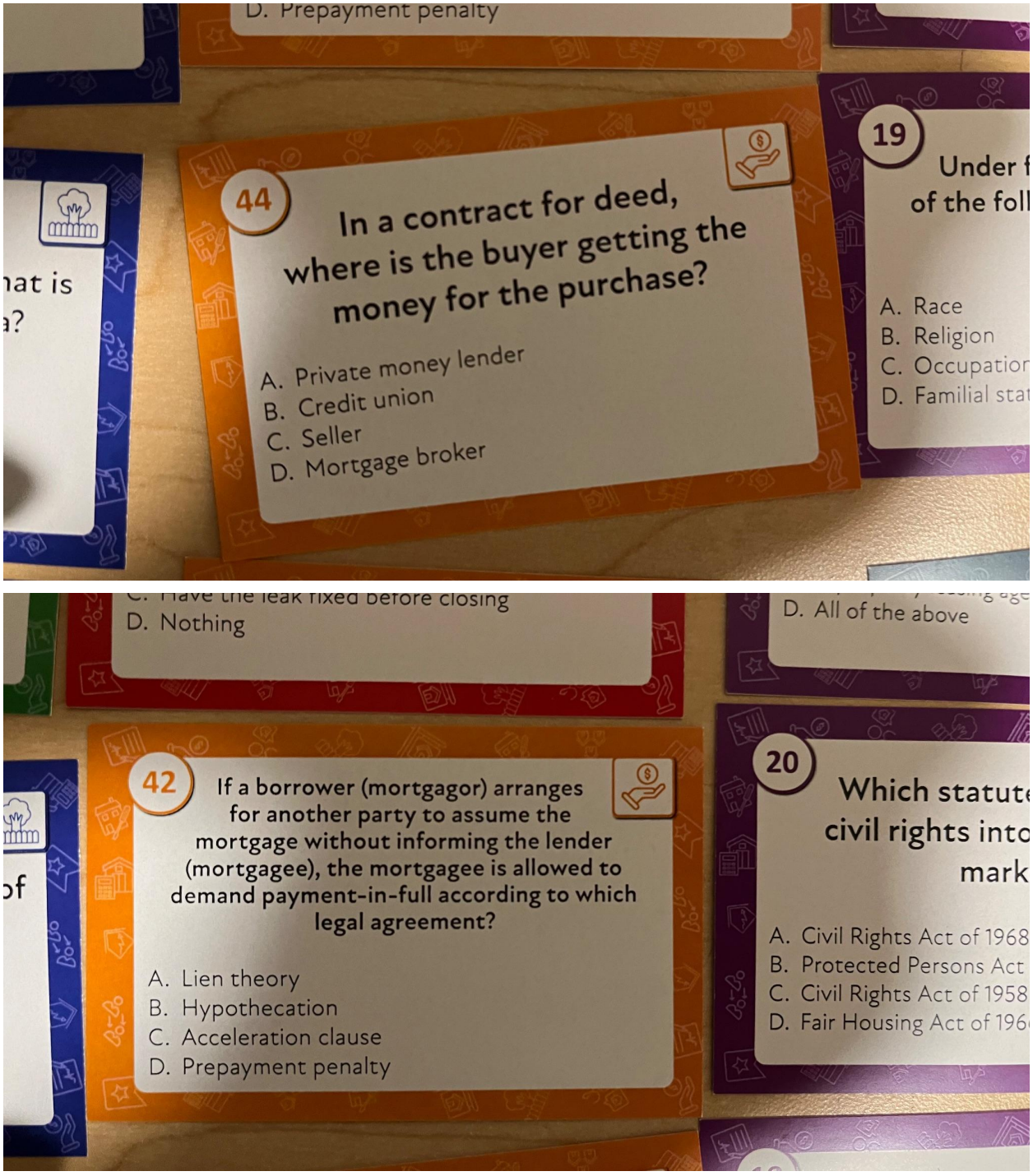

21
Who must abide by fair housing laws?
A. A lender
B. A broker
C. A property leasing agent
D. All of the above
49
Owning
A. Surface righ
B. Air rights
C. Past owner
D. Mineral rig
50

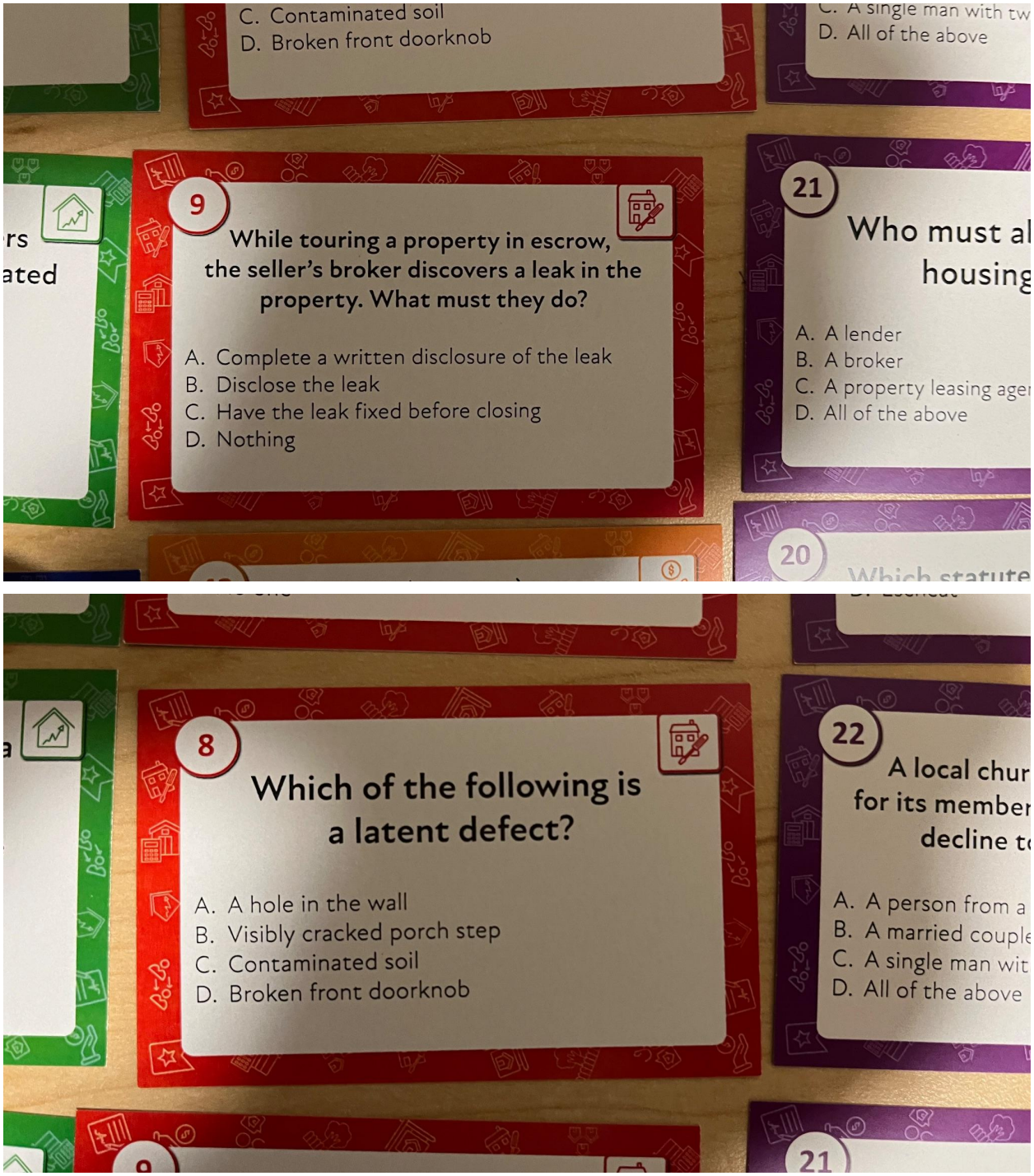

20
Which statute expanded civil rights into the housing market?
A. Civil Rights Act of 1968
B. Protected Persons Act of 1963
C. Civil Rights Act of 1958
D. Fair Housing Act of 1966
50
52

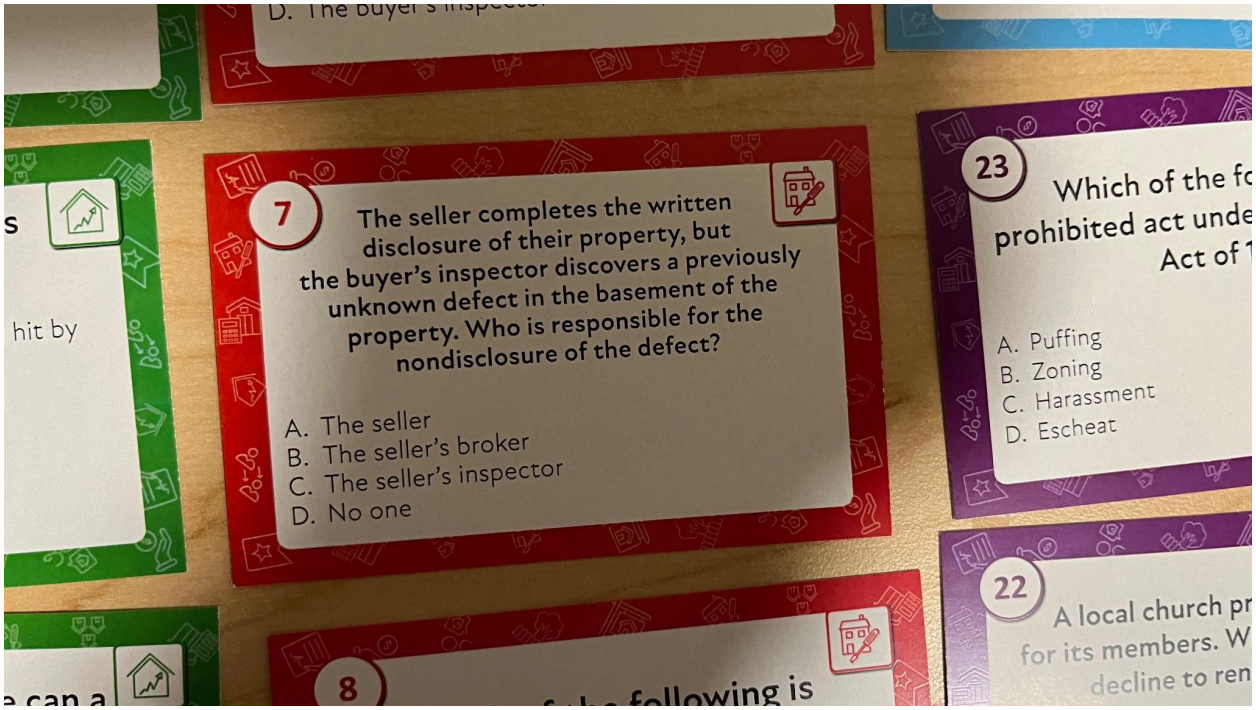

19
Under fair housing laws, which of the following is NOT a protected class?
A. Race
B. Religion
C. Occupation
D. Familial status
52


D. Familial status
C. Installed fridge
D. Planted trees
re
10
A business owner seeks a location for a car manufacturing business. What type of property should they rent?
A. Industrial space
B. Retail space
C. Office space
D. Multifamily space
51
Gabriel has a fre
refrigerator in h
What is the classifi
fridge
A. Fixture
B. Trade fixture
C. Personal property
D. Improvement


43
Which of the following will NOT trigger foreclosure proceedings?
A. Non-payment of HOA fees
B. Non-payment of taxes
C. Non-payment of principal and interest
D. Non-payment of insurance premium
10
A bus
location
business. W
A. Industrial
B. Retail spa
C. Office sp
D. Multifam


D. Prepayment penalty
44
In a contract for deed, where is the buyer getting the money for the purchase?
A. Private money lender
B. Credit union
C. Seller
D. Mortgage broker
19
Under f
of the foll
A. Race
B. Religion
C. Occupation
D. Familial stat
D. Nothing
D. All of the above
42
If a borrower (mortgagor) arranges for another party to assume the mortgage without informing the lender (mortgagee), the mortgagee is allowed to demand payment-in-full according to which legal agreement?
A. Lien theory
B. Hypothecation
C. Acceleration clause
D. Prepayment penalty
20
Which statute
civil rights into
mark
A. Civil Rights Act of 1968
B. Protected Persons Act
C. Civil Rights Act of 1958
D. Fair Housing Act of 196


C. Contaminated soil
D. Broken front doorknob
D. All of the above
9
While touring a property in escrow, the seller's broker discovers a leak in the property. What must they do?
A. Complete a written disclosure of the leak
B. Disclose the leak
C. Have the leak fixed before closing
D. Nothing
21
Who must al
housing
A. A lender
B. A broker
C. A property leasing ager
D. All of the above
20
8
Which of the following is a latent defect?
A. A hole in the wall
B. Visibly cracked porch step
C. Contaminated soil
D. Broken front doorknob
22
A local chur
for its member
decline t
A. A person from a
B. A married couple
C. A single man wit
D. All of the above
21


7
The seller completes the written disclosure of their property, but the buyer's inspector discovers a previously unknown defect in the basement of the property. Who is responsible for the nondisclosure of the defect?
A. The seller
B. The seller's broker
C. The seller's inspector
D. No one
23
Which of the fo
prohibited act unde
Act of
A. Puffing
B. Zoning
C. Harassment
D. Escheat
22
A local church pr
for its members. W
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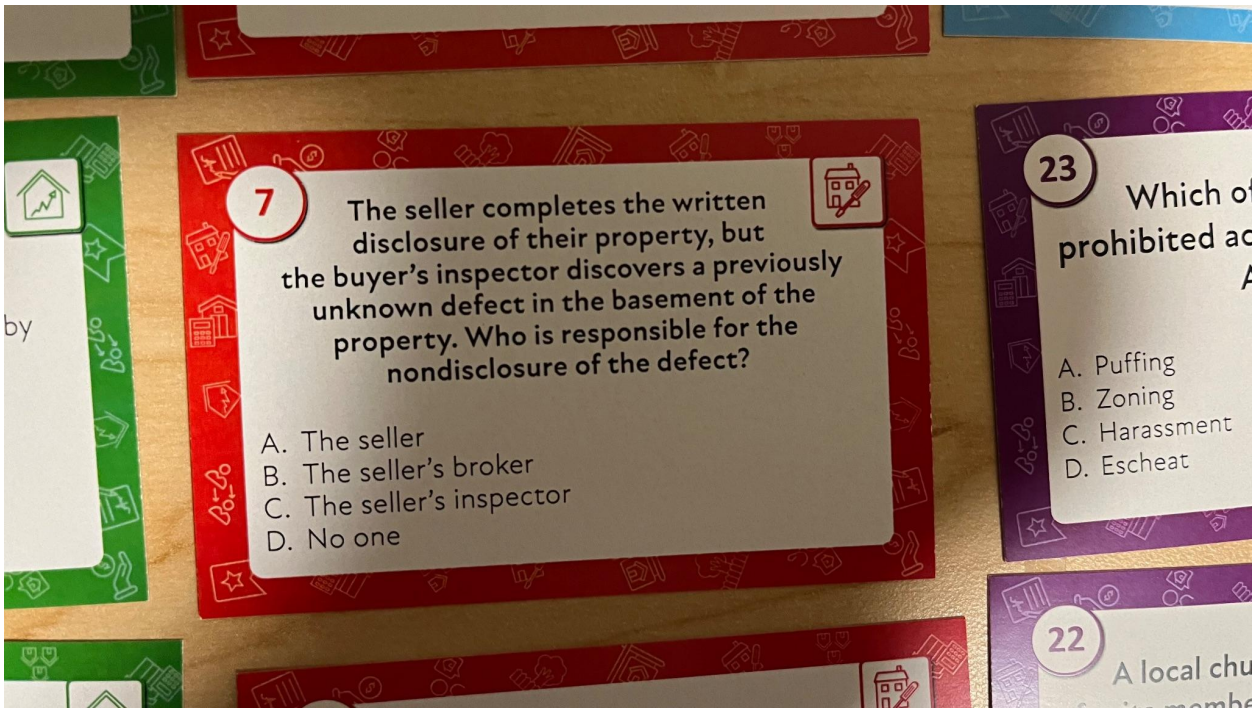
7
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C. The seller's inspector
D. No one
23
Which o
prohibited ac
A. Puffing
B. Zoning
C. Harassment
D. Escheat
22
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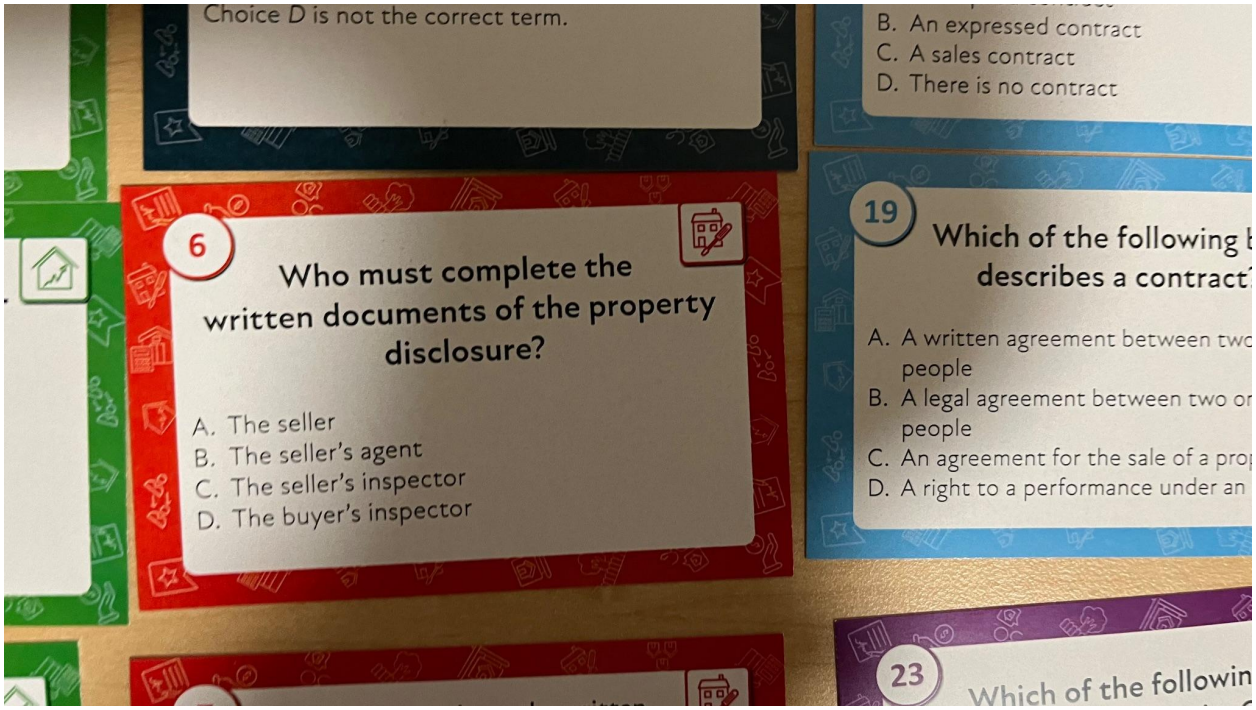
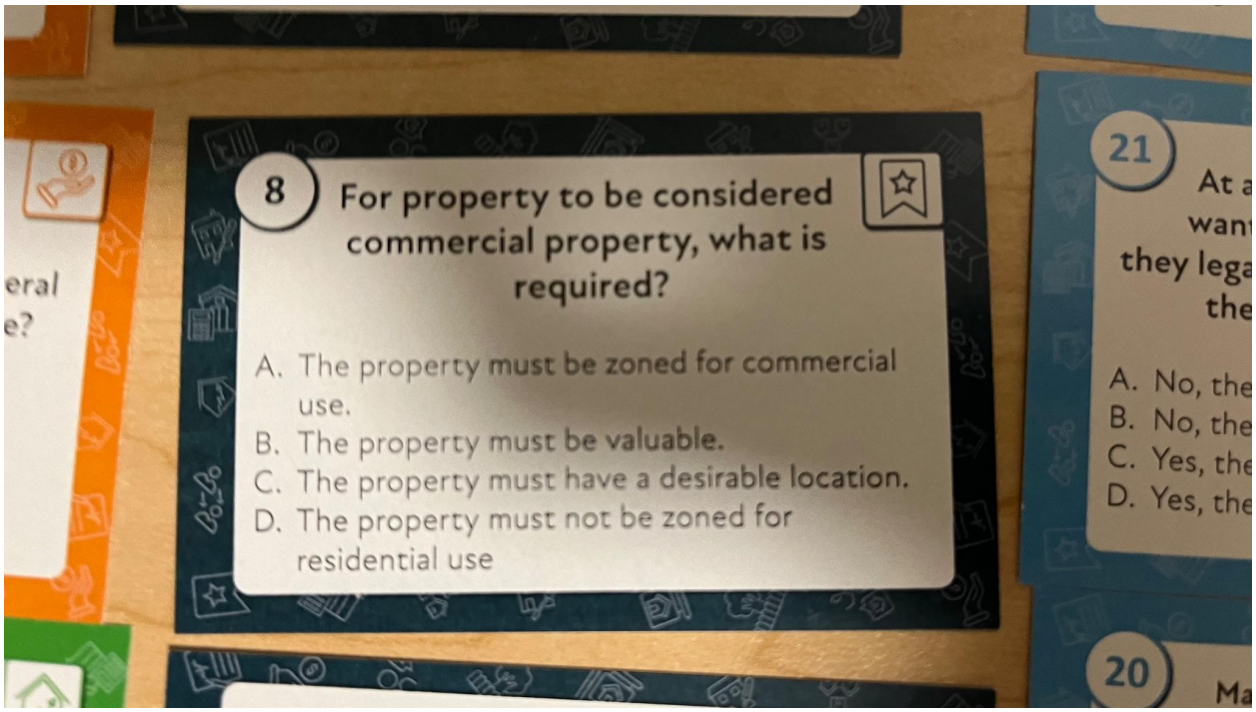
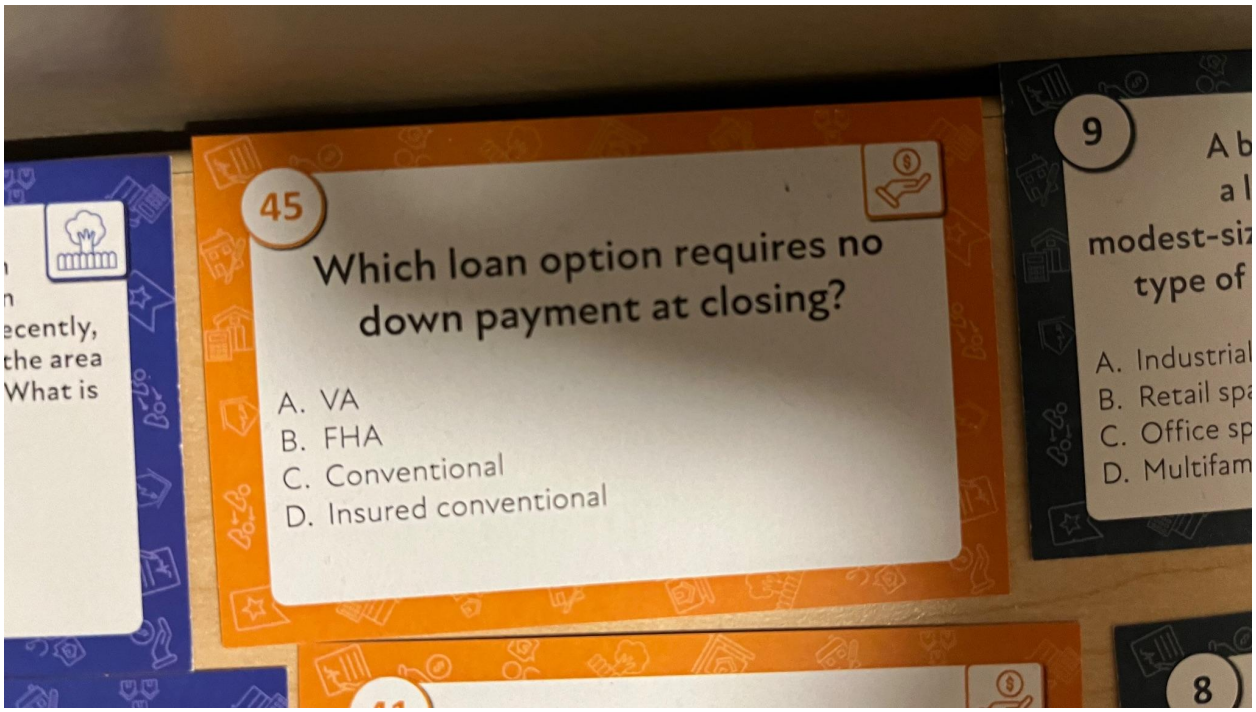
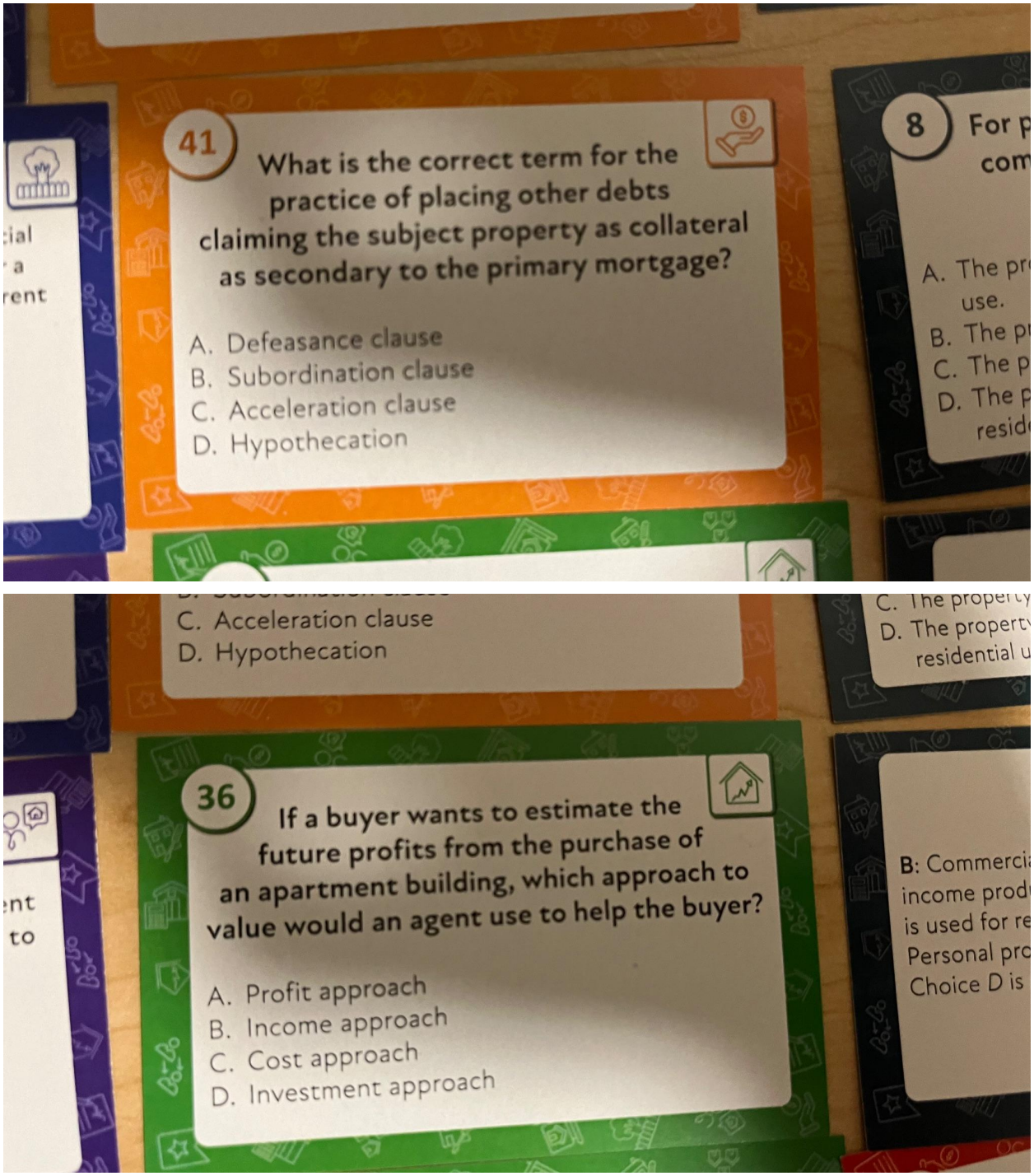

Choice D is not the correct term.
B. An expressed contract
C. A sales contract
D. There is no contract
6
Who must complete the written documents of the property disclosure?
A. The seller
B. The seller's agent
C. The seller's inspector
D. The buyer's inspector
19
Which of the following
describes a contract
A. A written agreement between two
people
B. A legal agreement between two or
people
C. An agreement for the sale of a pro
D. A right to a performance under an
23
Which of the followin


eral
e?
8
For property to be considered commercial property, what is required?
A. The property must be zoned for commercial use.
B. The property must be valuable.
C. The property must have a desirable location.
D. The property must not be zoned for residential use
21
At a
want
they lega
the
A. No, the
B. No, the
C. Yes, the
D. Yes, the
20
Ma

9
A business owner seeks a location to rent for a modest-sized call center business. What type of property should they rent?
A. Industrial space
B. Retail space
C. Office space
D. Multifamily space
22
A grantor and
a contract fo
the grantor to the
grantee takes all
land. Which ty
A. Purchase contra
B. Lease purchase
C. Option contract
D. Lease
21


45
Which loan option requires no down payment at closing?
A. VA
B. FHA
C. Conventional
D. Insured conventional
9
A b
a l
modest-siz
type of
A. Industrial
B. Retail spa
C. Office sp
D. Multifam
8



41

What is the correct term for the practice of placing other debts claiming the subject property as collateral as secondary to the primary mortgage?

A. Defeasance clause
B. Subordination clause
C. Acceleration clause
D. Hypothecation

8

For p
com

A. The pr
use.
B. The p
C. The p
D. The p
resid

C. Acceleration clause
D. Hypothecation

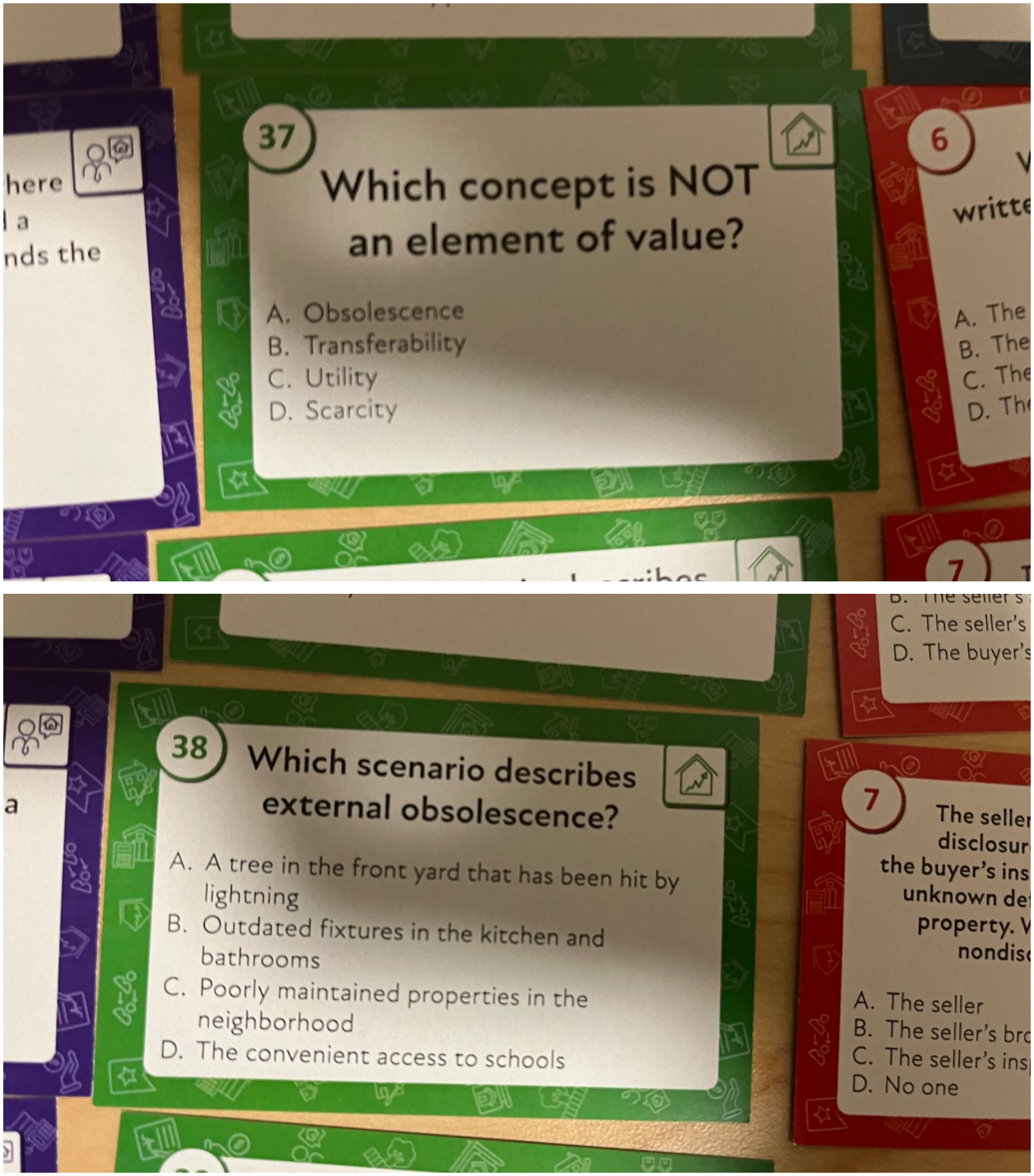
C. The property
D. The property
residential u

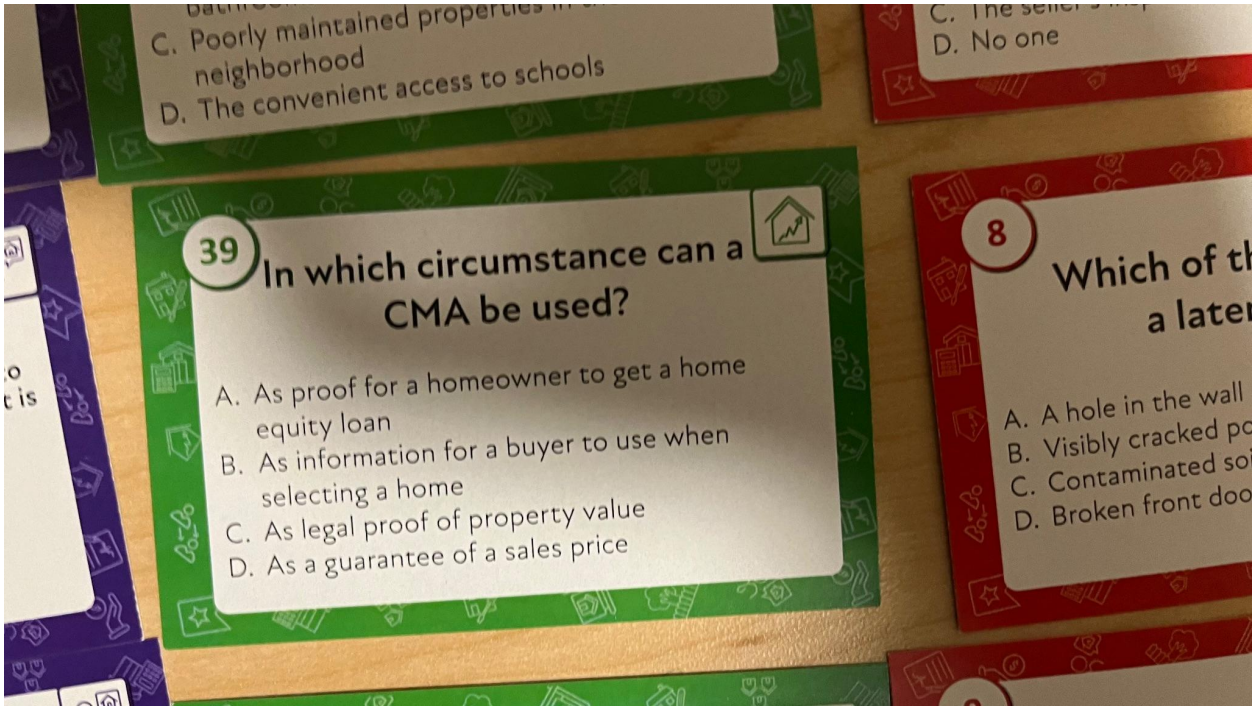
36

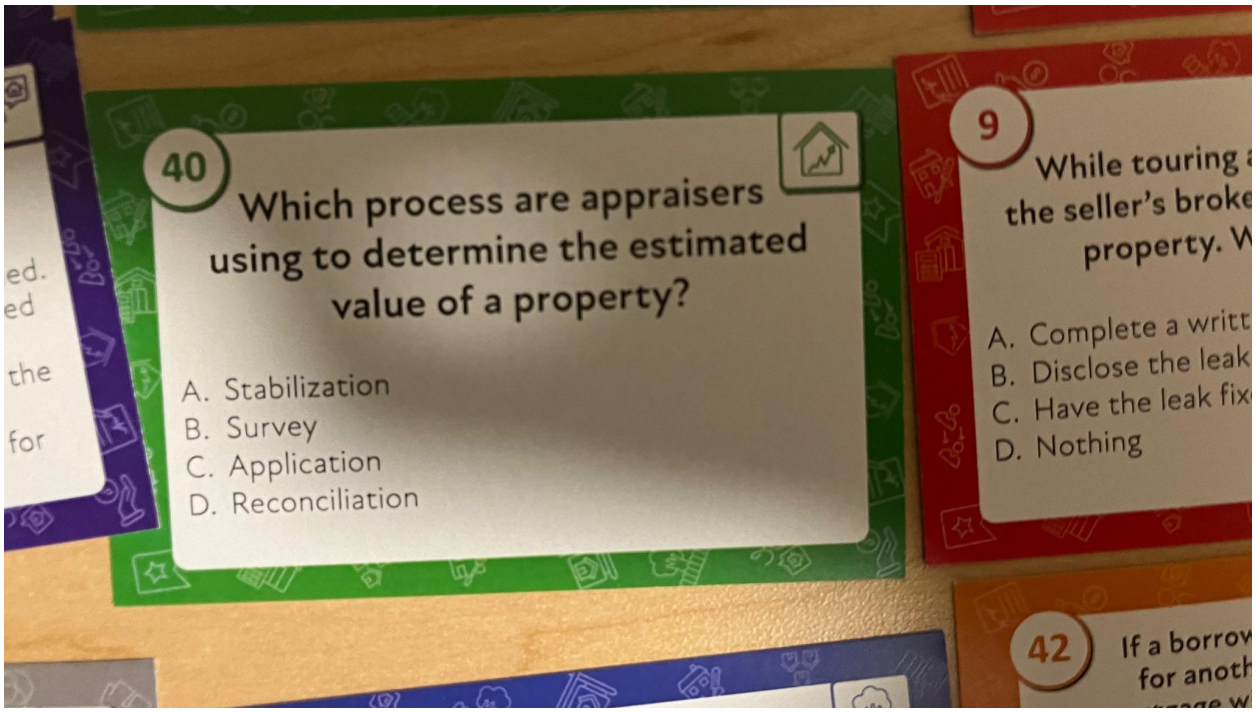
If a buyer wants to estimate the future profits from the purchase of an apartment building, which approach to value would an agent use to help the buyer?

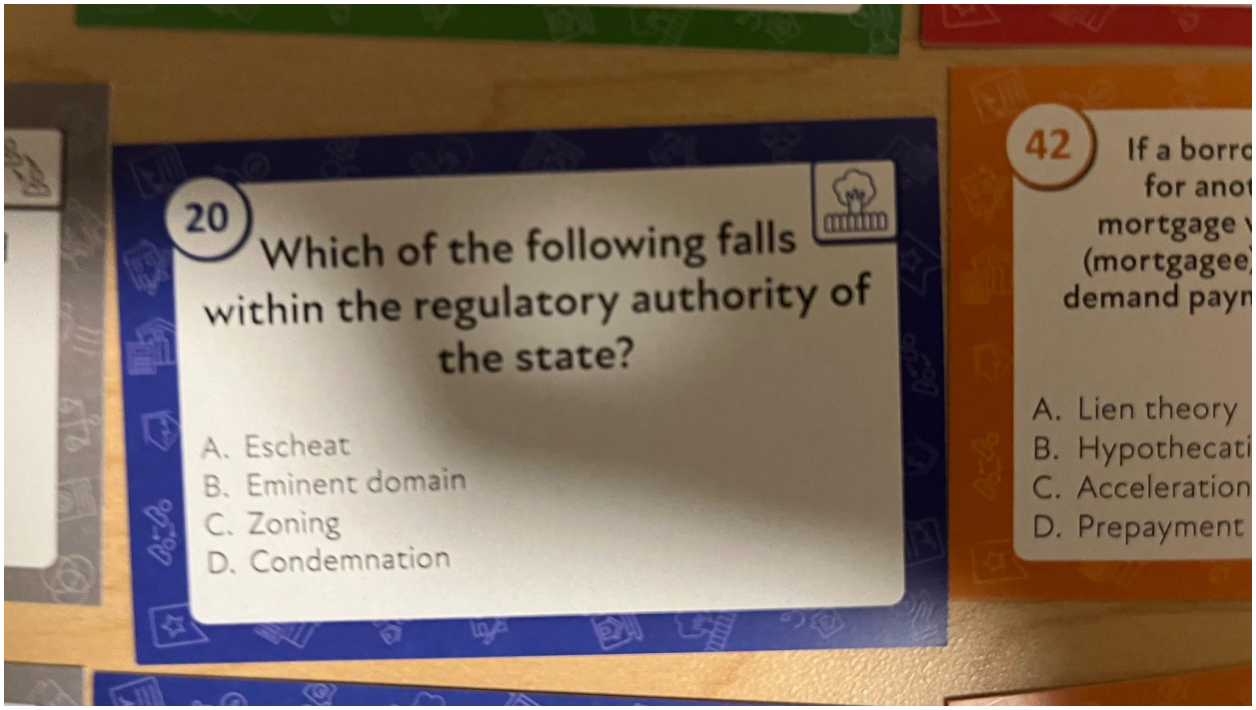
A. Profit approach
B. Income approach
C. Cost approach
D. Investment approach

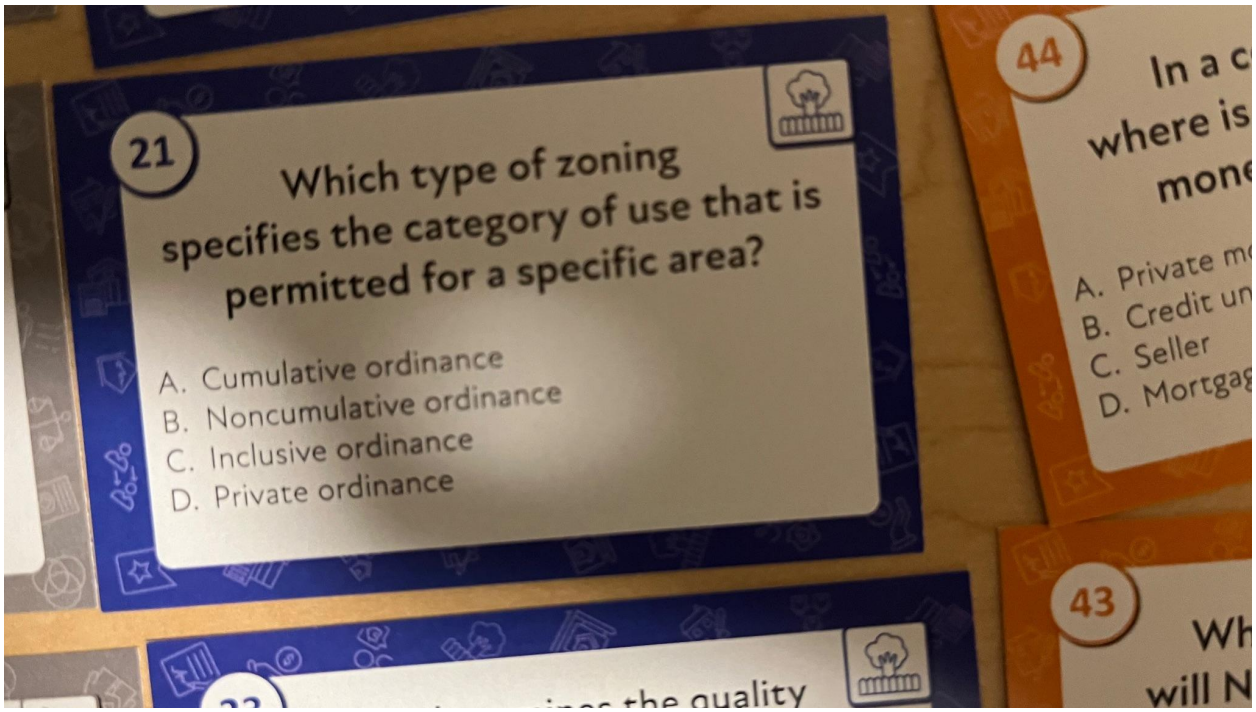
B: Commerci
income prod
is used for re
Personal pro
Choice D is

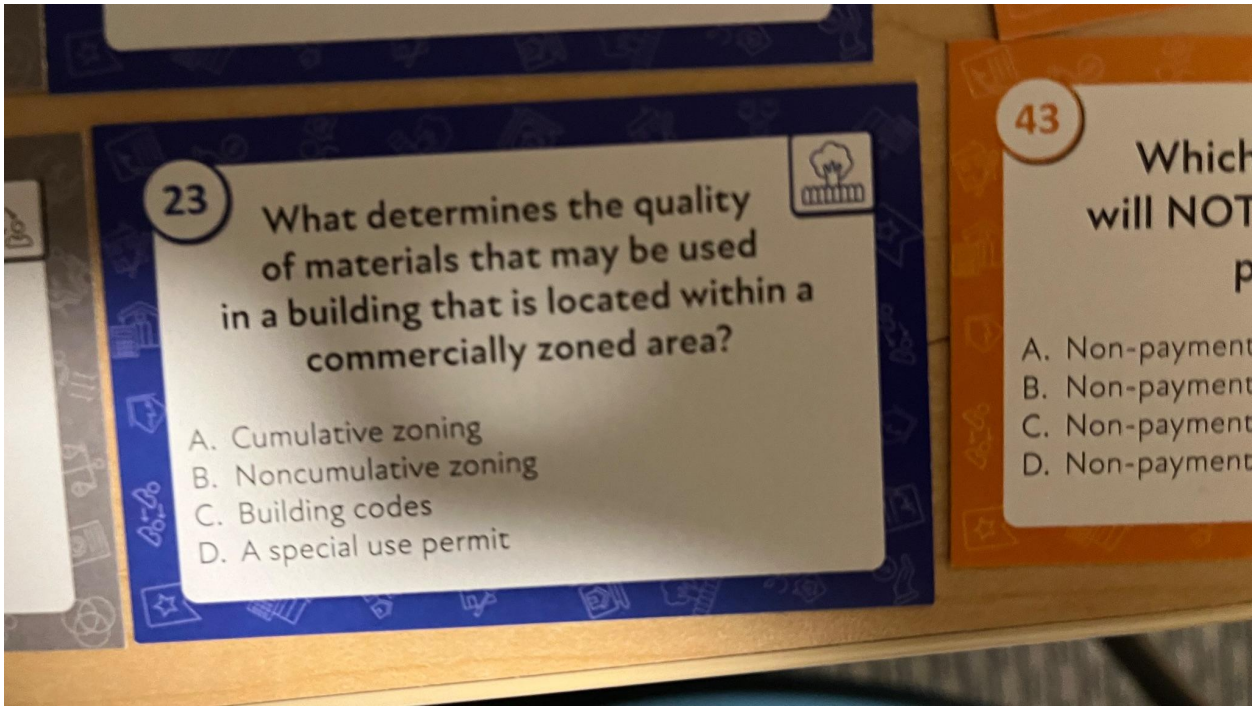

37
Which concept is NOT an element of value?
A. Obsolescence
B. Transferability
C. Utility
D. Scarcity
6
C. The seller's
D. The buyer's
38
Which scenario describes external obsolescence?
A. A tree in the front yard that has been hit by lightning
B. Outdated fixtures in the kitchen and bathrooms
C. Poorly maintained properties in the neighborhood
D. The convenient access to schools
7
A. The seller
D. No one

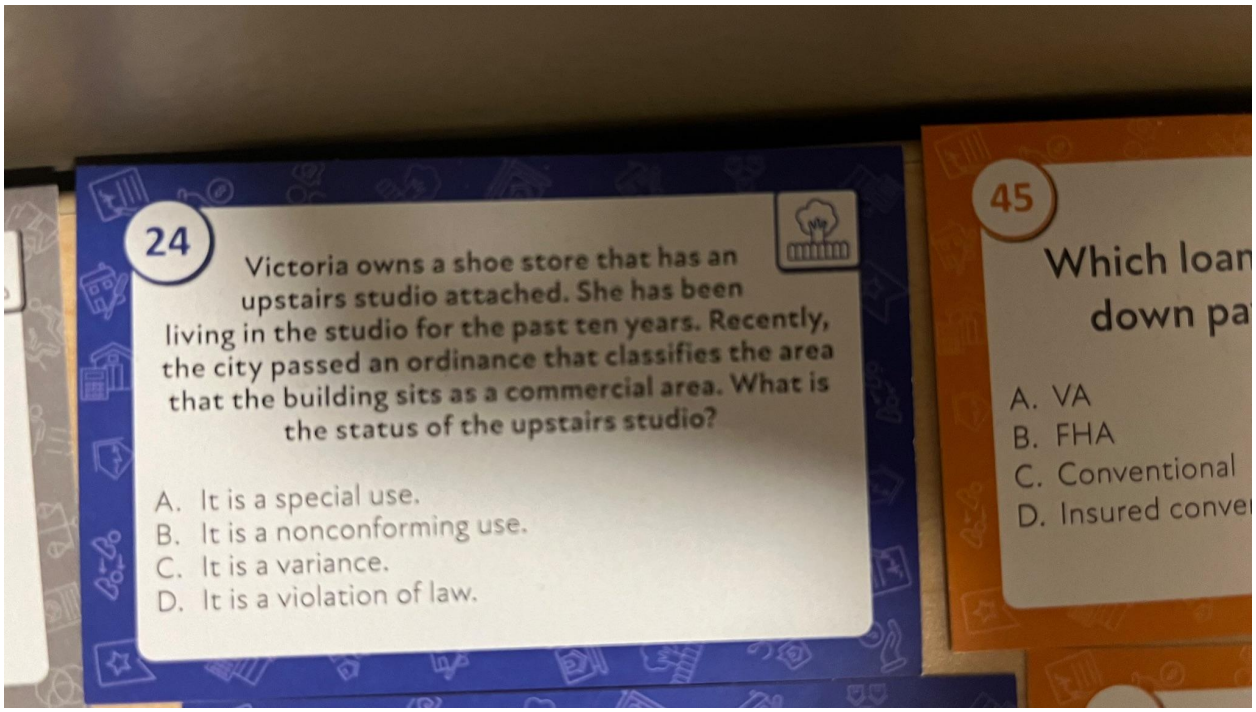

C. Poorly maintained properties
neighborhood
D. The convenient access to schools
C. The
D. No one
39
In which circumstance can a CMA be used?
A. As proof for a homeowner to get a home equity loan
B. As information for a buyer to use when selecting a home
C. As legal proof of property value
D. As a guarantee of a sales price
8
Which of th
a later
A. A hole in the wall
B. Visibly cracked po
C. Contaminated soi
D. Broken front doo

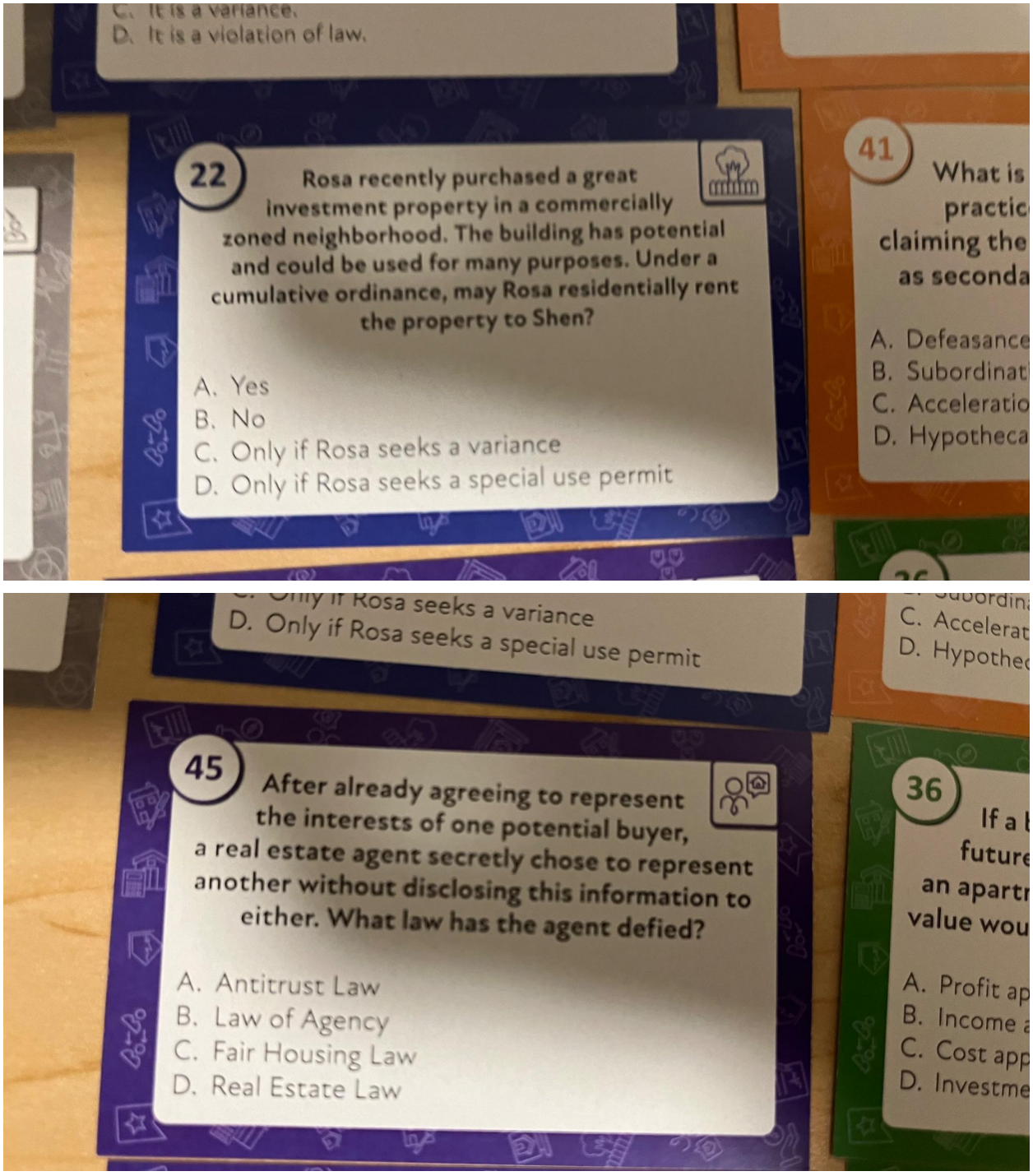

40
Which process are appraisers using to determine the estimated value of a property?
A. Stabilization
B. Survey
C. Application
D. Reconciliation
9
While touring
the seller's broke
property. W
A. Complete a writt
B. Disclose the leak
C. Have the leak fix
D. Nothing
42
If a borrow
for anoth


20
Which of the following falls within the regulatory authority of the state?
A. Escheat
B. Eminent domain
C. Zoning
D. Condemnation
42
If a borro
for anot
mortgage
(mortgagee)
demand payn
A. Lien theory
B. Hypothecati
C. Acceleration
D. Prepayment


21
Which type of zoning specifies the category of use that is permitted for a specific area?
A. Cumulative ordinance
B. Noncumulative ordinance
C. Inclusive ordinance
D. Private ordinance
44
In a c
where is
mone
A. Private m
B. Credit un
C. Seller
D. Mortgag
43
Wh
will N


23
What determines the quality of materials that may be used in a building that is located within a commercially zoned area?
A. Cumulative zoning
B. Noncumulative zoning
C. Building codes
D. A special use permit
43
Which
will NOT
p
A. Non-payment
B. Non-payment
C. Non-payment
D. Non-payment


24
Victoria owns a shoe store that has an upstairs studio attached. She has been living in the studio for the past ten years. Recently, the city passed an ordinance that classifies the area that the building sits as a commercial area. What is the status of the upstairs studio?
A. It is a special use.
B. It is a nonconforming use.
C. It is a variance.
D. It is a violation of law.
45
Which loan
down pa
A. VA
B. FHA
C. Conventional
D. Insured conve


C. It is a variance.
D. It is a violation of law.
22
Rosa recently purchased a great investment property in a commercially zoned neighborhood. The building has potential and could be used for many purposes. Under a cumulative ordinance, may Rosa residentially rent the property to Shen?
A. Yes
B. No
C. Only if Rosa seeks a variance
D. Only if Rosa seeks a special use permit
41
What is
practic
claiming the
as seconda
A. Defeasance
B. Subordinati
C. Acceleratio
D. Hypotheca
D. Only if Rosa seeks a special use permit
C. Accelerat
D. Hypothec
45
After already agreeing to represent the interests of one potential buyer, a real estate agent secretly chose to represent another without disclosing this information to either. What law has the agent defied?
A. Antitrust Law
B. Law of Agency
C. Fair Housing Law
D. Real Estate Law
36
If a
future
an apartr
value wou
A. Profit ap
B. Income
C. Cost app
D. Investme

C. Fair Housing Law
D. Real Estate Law

D. Investment a

46 What is an agreement called where the listing agent will be paid a commission regardless of who finds the buyer?

A. Open Listing
B. Exclusive right to sell
C. Exclusive agency listing
D. Net listing

37 Which
an e

A. Obsolescen
B. Transferabil
C. Utility
D. Scarcity

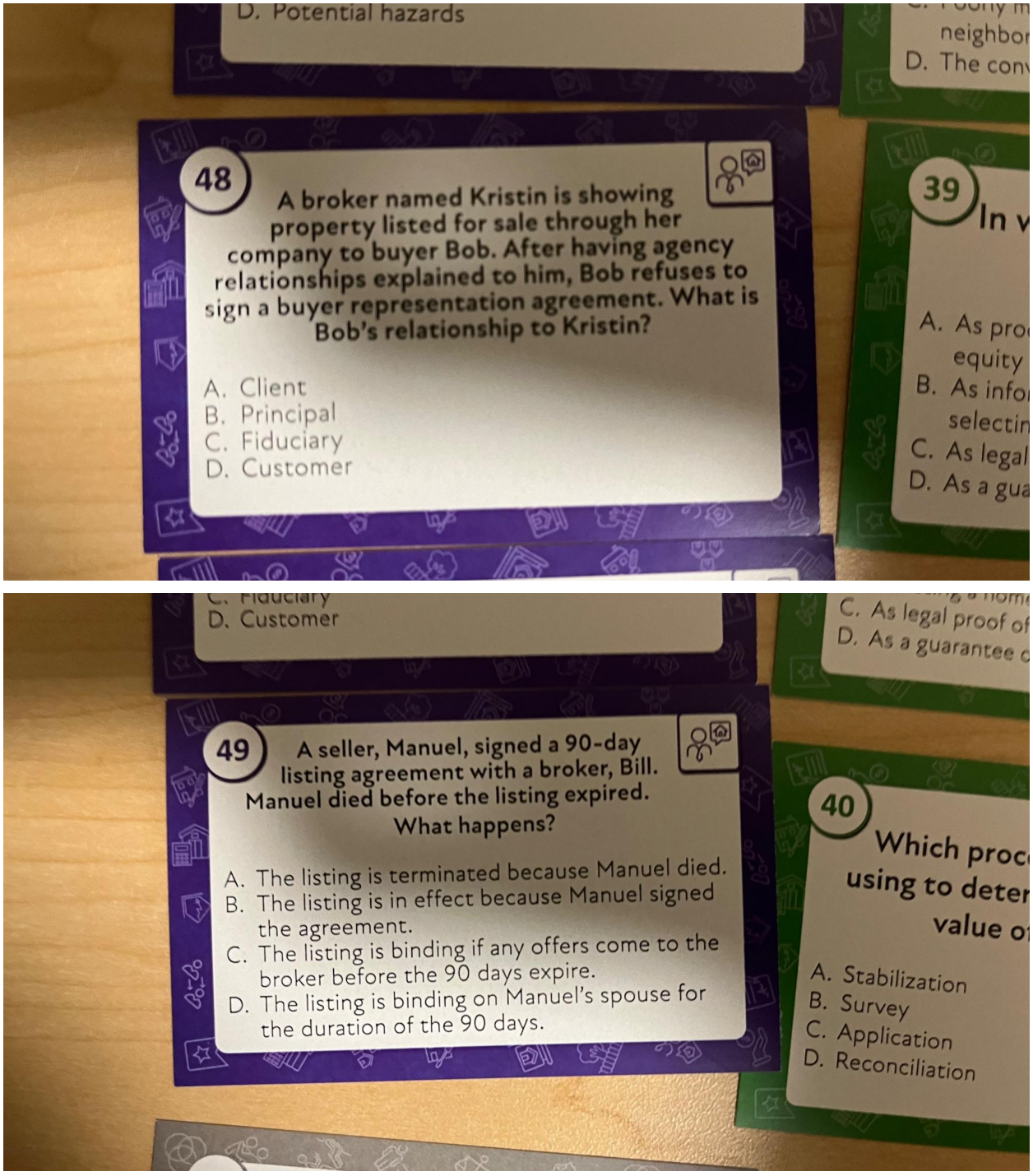
D. Net listing

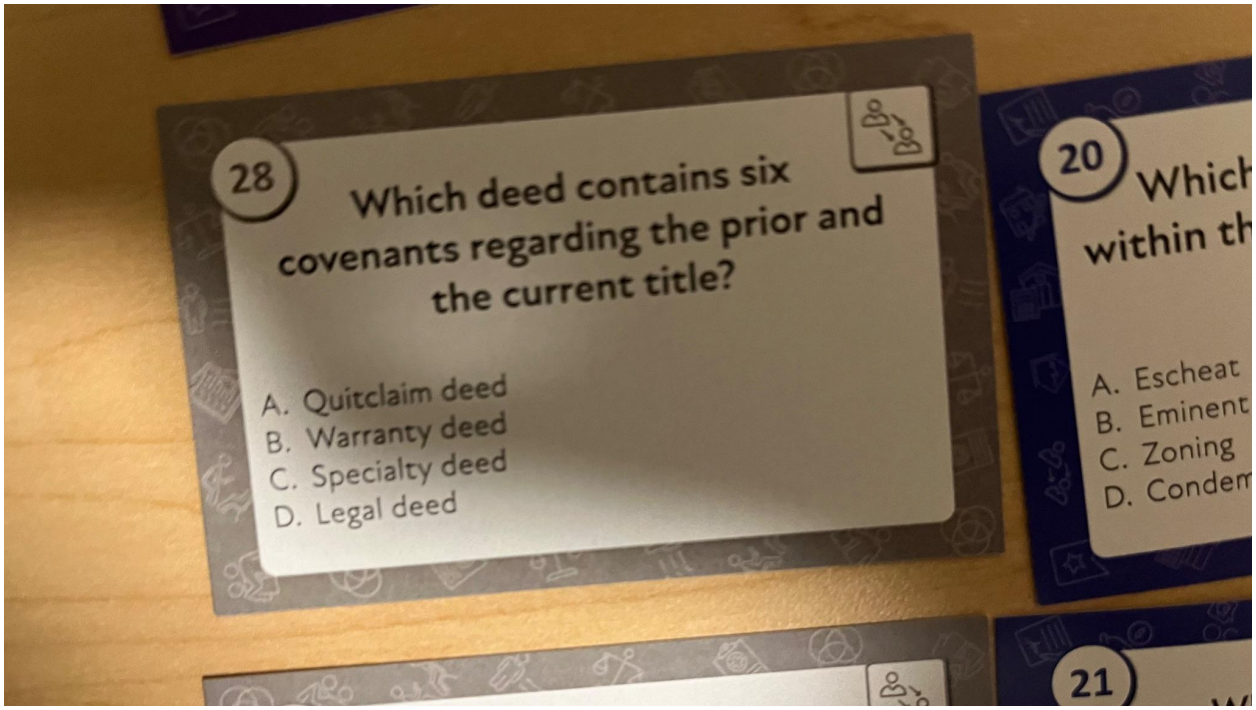
47 Which of the following details is an agent NOT required to tell a potential buyer?

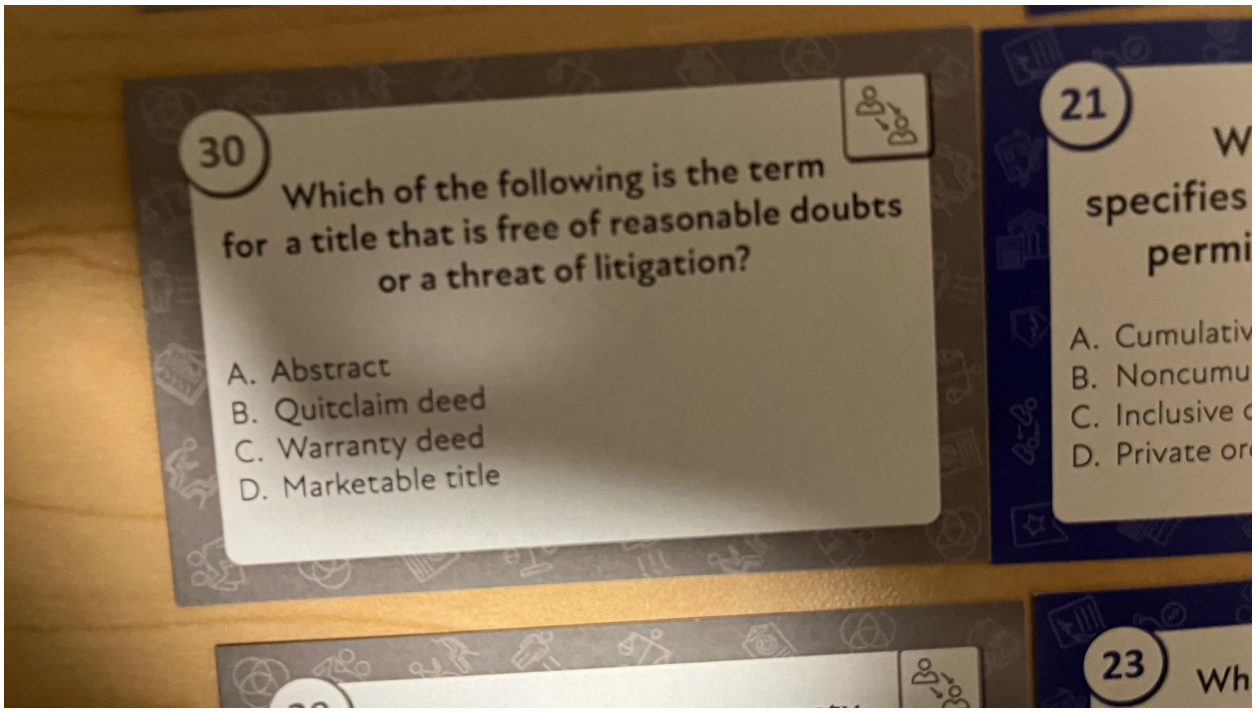
A. Previous water damage
B. Recent repairs to the property
C. Previous owner's occupation
D. Potential hazards

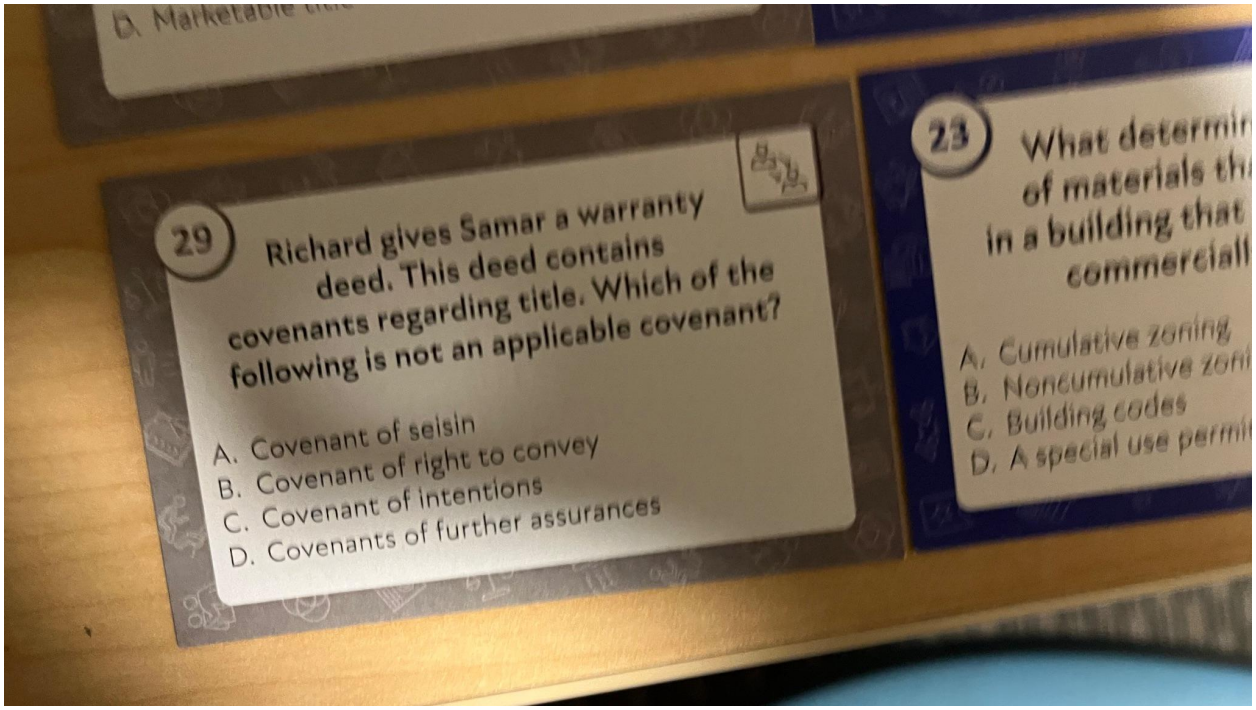
38 Whic
exte

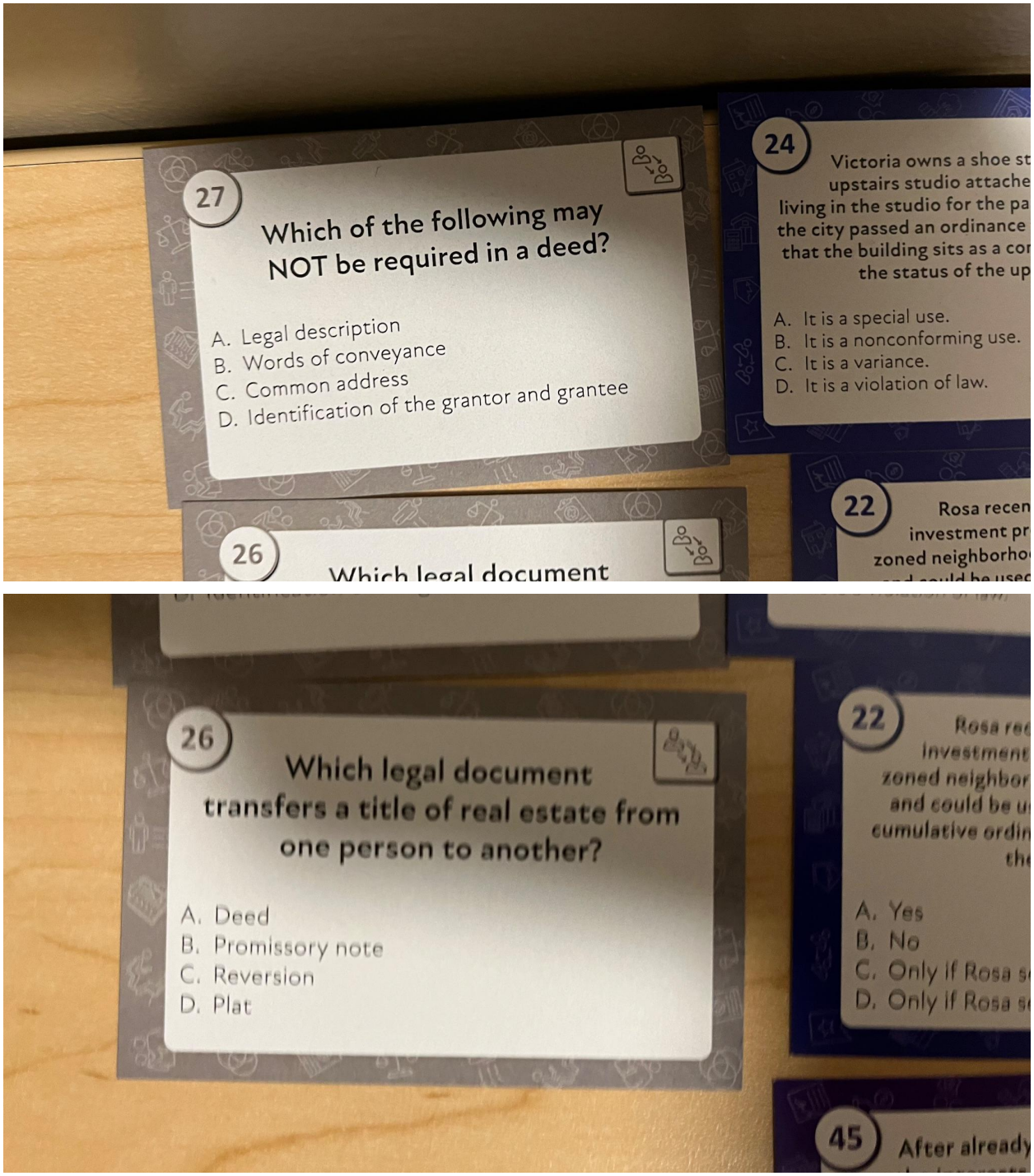
A. A tree in th
lightning
B. Outdated
bathrooms
C. Poorly mai
neighborh
D. The conver


D. Potential hazards
48
A broker named Kristin is showing property listed for sale through her company to buyer Bob. After having agency relationships explained to him, Bob refuses to sign a buyer representation agreement. What is Bob's relationship to Kristin?
A. Client
B. Principal
C. Fiduciary
D. Customer
39
D. Customer
49
A seller, Manuel, signed a 90-day listing agreement with a broker, Bill. Manuel died before the listing expired. What happens?
A. The listing is terminated because Manuel died.
B. The listing is in effect because Manuel signed the agreement.
C. The listing is binding if any offers come to the broker before the 90 days expire.
D. The listing is binding on Manuel's spouse for the duration of the 90 days.
40
A. Stabilization
B. Survey
C. Application
D. Reconciliation


28
Which deed contains six covenants regarding the prior and the current title?
A. Quitclaim deed
B. Warranty deed
C. Specialty deed
D. Legal deed
20
Which
within th
A. Escheat
B. Eminent
C. Zoning
D. Condem
21


30
Which of the following is the term for a title that is free of reasonable doubts or a threat of litigation?
A. Abstract
B. Quitclaim deed
C. Warranty deed
D. Marketable title
21
W
specifies
permi
A. Cumulativ
B. Noncumu
C. Inclusive
D. Private or
23
Wh


D. Marketable
29
Richard gives Samar a warranty deed. This deed contains covenants regarding title. Which of the following is not an applicable covenant?
A. Covenant of seisin
B. Covenant of right to convey
C. Covenant of intentions
D. Covenants of further assurances
23
What determin
of materials th
in a building that
commerciall
A. Cumulative zoning
B. Noncumulative zoni
C. Building codes
D. A special use permi


27
Which of the following may NOT be required in a deed?
A. Legal description
B. Words of conveyance
C. Common address
D. Identification of the grantor and grantee
24
Victoria owns a shoe st
upstairs studio attache
living in the studio for the pa
the city passed an ordinance
that the building sits as a cor
the status of the up
A. It is a special use.
B. It is a nonconforming use.
C. It is a variance.
D. It is a violation of law.
22
Rosa recen
investment pr
zoned neighborho
26
Which legal document
transfers a title of real estate from one person to another?
A. Deed
B. Promissory note
C. Reversion
D. Plat
22
Rosa rec
investment
zoned neighbor
and could be u
cumulative ordi
th
A. Yes
B. No
C. Only if Rosa s
D. Only if Rosa s
45
After already